

20230622000185480 1/5 \$209.00
Shelby Cnty Judge of Probate, AL
06/22/2023 10:28:44 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**Collin R. Walker, Esq.
The Majors Law Firm
3684 Cahaba Beach Rd
Birmingham, AL 35242**

Send Tax Notice to:

**Melissa Isbell
1603 Morning Sun Cir
Birmingham, AL 35242**

GENERAL WARRANTY DEED

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of **One-Hundred-Seventy-Four-Thousand-Nine-Hundred and-00/100-Dollars (\$174,900.00)**, in hand paid to the undersigned Katherine Hasler (GRANTOR), by Melissa Isbell, (GRANTEE) the receipt of which is hereby acknowledged, the said GRANTOR do by these present, grant, bargain, sell, and convey unto GRANTEE the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

Legal Description: Unit 1603, in Horizon, A Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Parcel ID Number: 10 1 01 0 991 161.000

The property being conveyed through this instrument is the homestead of Grantor.

The property is conveyed subject to the following:

1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on or under the land.
3. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Shelby County, AL 06/22/2023
State of Alabama
Deed Tax: \$175.00



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4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by the Public Records.
6. Rights or claims of parties in possession not shown by the Public Records.
7. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Horizon, as recorded in Map Book 28, page 141, in the Probate Office of Shelby County, Alabama.
8. Ratification agreement for common elements in Instrument 20110623000183770 and Inst 201220514000172250.
9. Rights of others in and to the use of common areas including, but not limited to, party walls, roof, walkways, etc.
10. Agreements with SWWC Utilities Inc. in Inst 2011-183770.
11. Storm sewer and drainage easement between Daniel U.S. Properties, Ltd., and Daniel Properties XV dated 8-1-86, recorded in Real Record 86, page 349, in the Probate Office of Shelby County, Alabama.
12. Sewer line easement and connection agreement between Daniel U.S. Properties, Ltd. And Daniel Properties XV dated 9-23-85, recorded in Real Record 43, page 611, as modified by that certain First Modification to Sewer Line Easement and Connection Agreement dated 8-14-86, recorded in Real Record 86, page 355, aforesaid records, as further modified by that certain quitclaim deed with reservation of rights dated 1-31-1994, recorded in Instrument No. 1994-03407, aforesaid records.
13. Quitclaim deed with reservation of rights dated 1-91-94, recorded in Instrument No. 1994-03407, in the Probate Office of Shelby County, Alabama.
14. Right of way granted by Daniel U.S. Properties, Ltd, to Alabama Power Company recorded in Real Book 2, page 792 and Real Book 2, page 797.
15. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, page 48.
16. Covenants, conditions, and restrictions as set forth in Instrument No. 2001-40927 and Inst 2001-40923.
17. Permit to Alabama Power Company recorded in Deed Book 2, page 792.



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18. Reservation of mineral and mining rights in Instrument No. 2000-42310.
19. Terms, provisions, covenants, conditions, restrictions, easements, charges, easements and liens provided in the Covenants, Conditions, and Restrictions recorded in Instrument No. 2001-40922.
20. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
21. All documents and/or instruments of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs and assigns, forever; and said GRANTOR do for themselves, their successors and assigns covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

[Signatures and Notaries on Following page]



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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 21 day of

June, 2023.

Katherine Hasler (Signature)
BY: Katherine Hasler (GRANTOR)

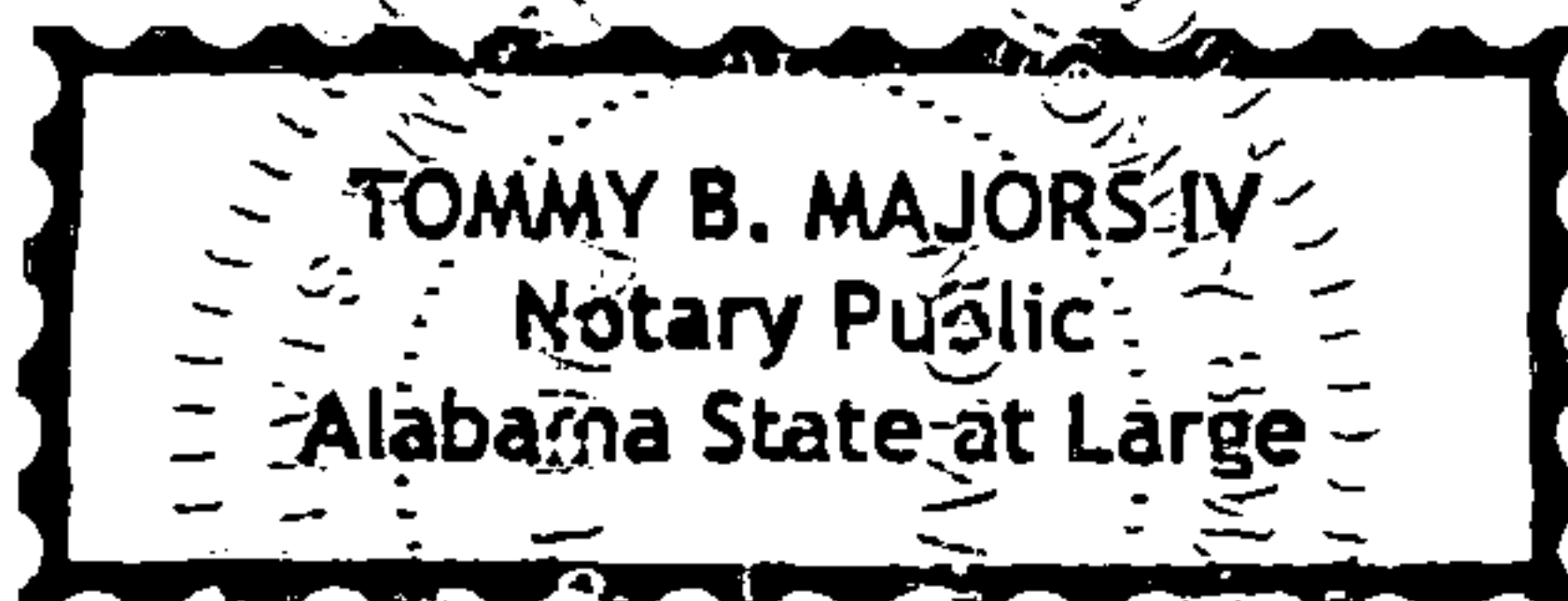
STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Hasler, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 21, day of June 2023

(Seal)



Tommy B. Majors IV
NOTARY PUBLIC
My commission expires: 08/12/2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se



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Grantor's Name Katherine Hasler
Mailing Address 1064 24th St S #5
Birmingham AL
35205

Grantee's Name Melissa Isbell
Mailing Address 1603 Morning Sun Cir
Birmingham, AL 35242

Property Address 1603 Morning Sun Cir
Birmingham, AL 35242

Date of Sale June 21 2023
Total Purchase Price \$174,900

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 21 2023

Print Katherine Hasler

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one