

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Gregory Cleary
1310 Morning Sun Circle
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$175,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **JAMES MAXWELL NORTON and MAGGIE ROWELL NORTON (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS MAGGIE ELIZABETH ROWELL)**, husband and wife, and **MICHAEL ROWELL**, a married man, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **GREGORY CLEARY**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Unit 1310, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium which is recorded in Instrument No. 2001-40927, to which Declaration of Condominium a plat is attached as Exhibit "A" thereto, said Plan being filed of 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 undivided interest in Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon.

Subject to:

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 28, Page 141.

Maggie Rowell Norton is one and the same person formerly known as Maggie Elizabeth Rowell as grantee in that certain warranty deed filed of record April 23, 2021 in Inst. No. 20210423000203620.

The property conveyed herein does not constitute the homestead of Michael Rowell nor the homestead of Michael Rowell's spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 29, 2023.

GRANTORS:

James Maxwell Norton
James Maxwell Norton

Maggie Rowell Norton
Maggie Rowell Norton (who is one and the same person formerly known as Maggie Elizabeth Rowell)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James Maxwell Norton and Maggie Rowell Norton (who is one and the same person formerly known as Maggie Elizabeth Rowell), whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James Maxwell Norton and Maggie Rowell Norton (who is one and the same person formerly known as Maggie Elizabeth Rowell) each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 29, 2023.

C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 28, 2023.

GRANTOR:

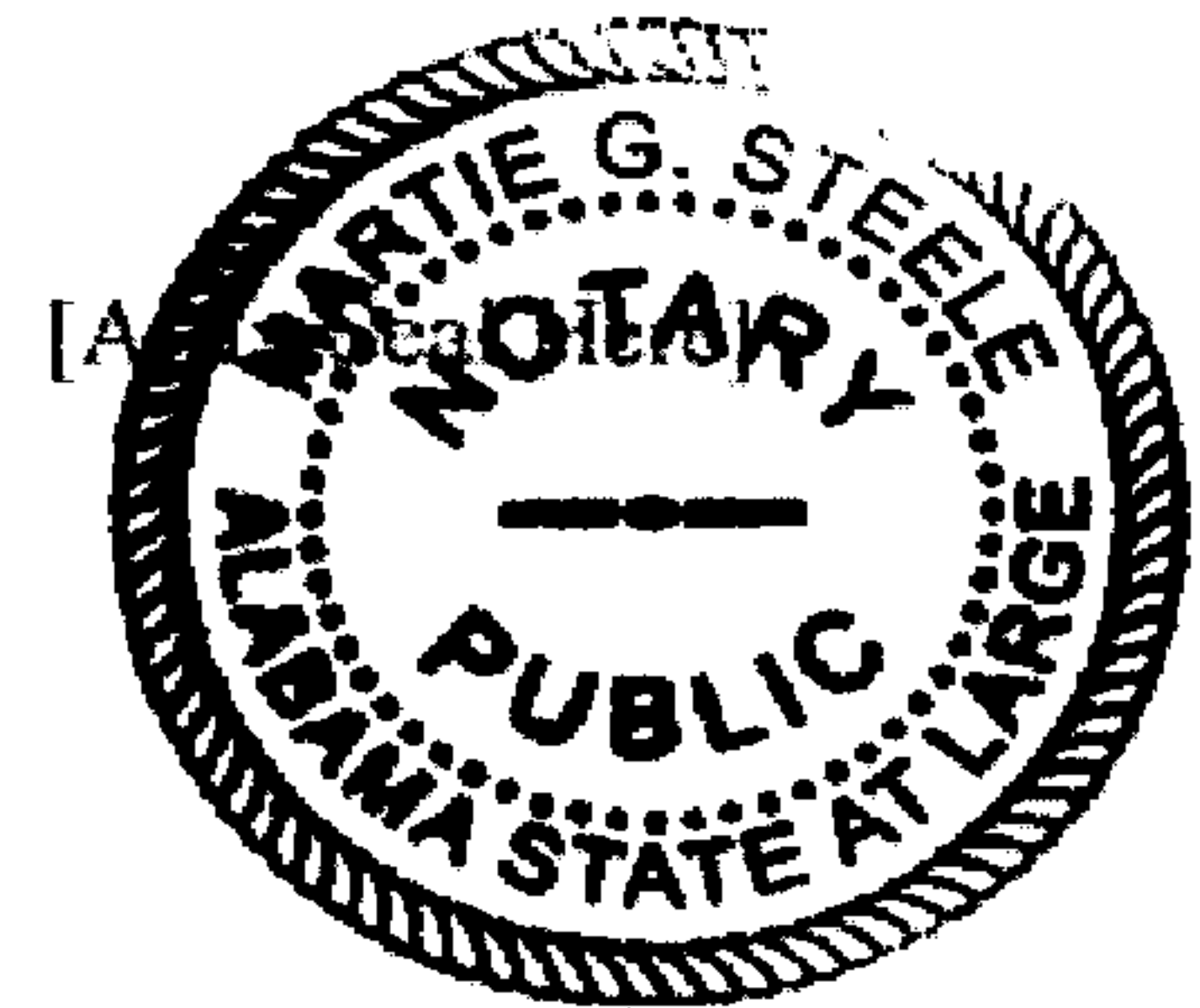
Michael Rowell
Michael Rowell

STATE OF ALABAMA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Michael Rowell, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Michael Rowell executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 28, 2023.

My Commission Expires: 03-10-2027 Martie G. Steele, Notary Public





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/01/2023 08:11:43 AM
 \$207.00 PAYGE
 20231201000347200

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Maggie Rowell Norton</u>	Grantee's Name	<u>Gregory Cleary</u>
Mailing Address	<u>James Maxwell Norton</u>	Mailing Address	<u></u>
	<u>Michael Rowell 1310 Morning Sun Cir</u>		<u>160 Thorn Berry Drive</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>1310 Morning Sun Circle</u>	Date of Sale	<u>11/29/23</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 175,000.00</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
	<u></u>	or	
	<u></u>	Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

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 11/29/23

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1