

Send tax notice to:
Michele Worthington Adkins
911 Morning Sun Drive
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024081

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand Seven Hundred and 00/100 Dollars (\$175,700.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Glenda C Smith, an unmarried individual,** whose mailing address is 700 Corporate Ridge, S# 113, Birmingham, AL (hereinafter referred to as "Grantors") by **Michele Worthington Adkins and Haylee A Adkins** whose property address is: **911 Morning Sun Drive, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 911, 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.

SUBJECT TO:

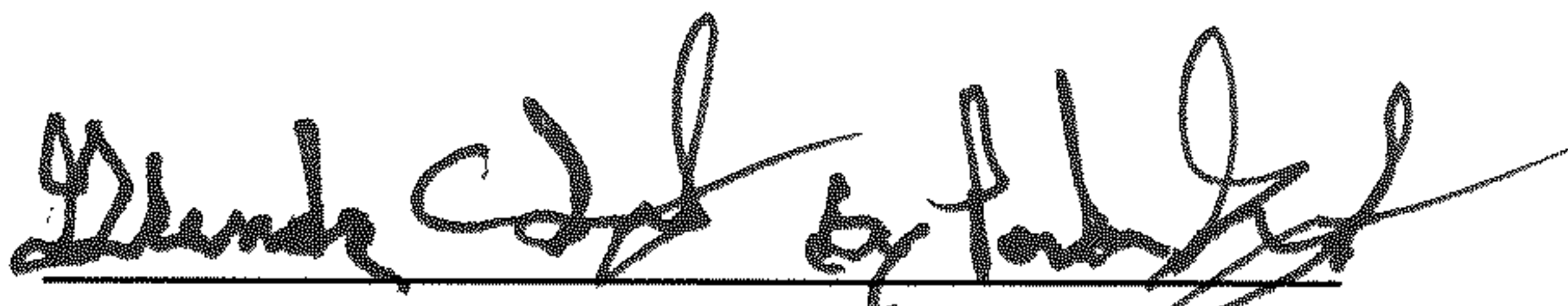
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records.
3. All matters set forth in that plat of Horizon, a Condominium, as recorded in Map Book 28, page 141, in the Probate Office.
4. Covenants, Conditions and Restrictions as recorded in Book 2001, page 40927, in the Probate Office.

\$175,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

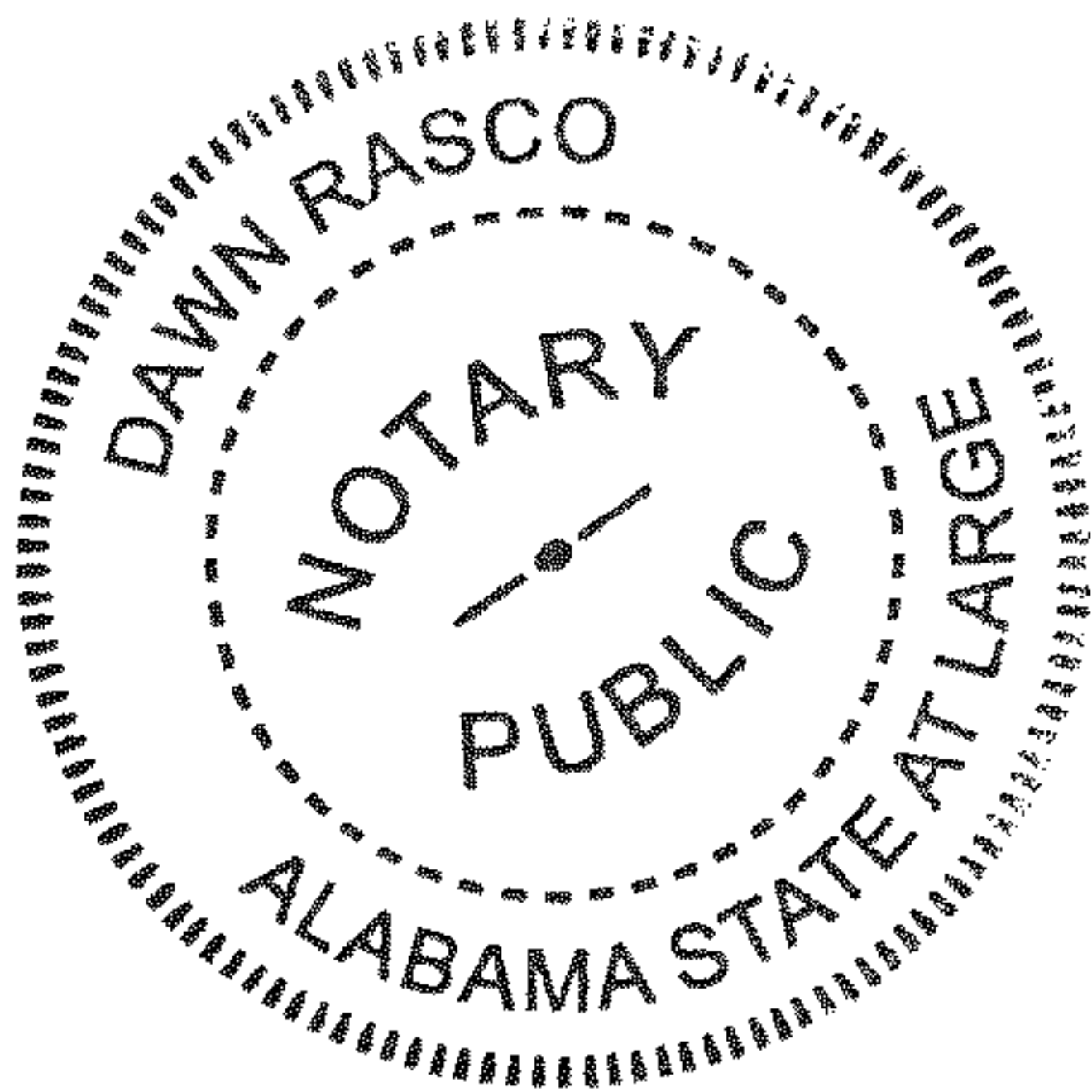
IN WITNESS WHEREOF, said Grantor, has hereunto set its hand and seal this the 7th day of March, 2024.

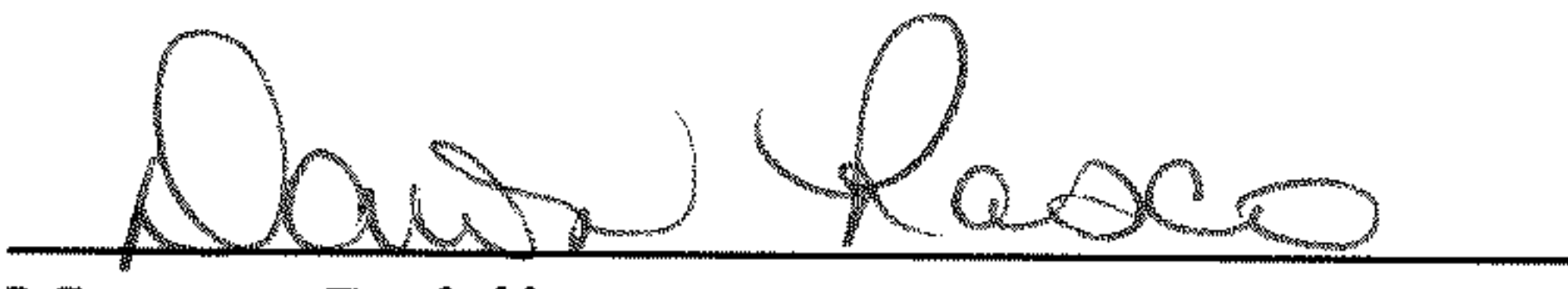

Glenda C Smith by and through her
Attorney in Fact Parke Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Parke Smith, whose name as Attorney in Fact for Glenda C Smith, 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 said instrument, he, as such Attorney in Fact executed the same voluntarily for and as the act of Glenda C. Smith on the day the same bears date.

Given under my hand and official seal this the 7th day of March, 2024.




Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2024 12:10:16 PM
\$26.00 BRITTANI
20240308000064280

