

Send tax notice to:
Warrick L Minor
1002 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
Shelby COUNTY

2024172

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **My Place Rentals, LLC** whose mailing address is: 11623 Grove Street, Seminole, FL 33772 (hereinafter referred to as "Grantor") by **Warrick L Minor** whose property address is: **1002 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1002, 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 plat 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 due and payable until October 1, 2024.
2. Such state of facts as set out on recorded plat of Horizon Condominium, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 28, Page 141, in the Office of the Judge of Probate of Shelby County, AL.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1994-3407, Deed Book 32, page 48 and Instrument No. 2000-42310, in the Probate Office of Shelby County, AL.
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 5A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Horizon, a condominium recorded in Instrument No. 2001-40927, in the Probate Office of Shelby County, Alabama.
5. Ratification of Agreement recorded in Instrument No. 20110623000183770 and Instrument No. 20120514000171330 in the Probate Office of Shelby County, Alabama.
6. Terms and conditions as set forth in the Articles of Incorporation of Horizon Condominium Association Inc. as recorded in Instrument No. 2001-40923 and Instrument No. 20051228000667140, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
7. Sewer and drainage easement recorded in Real 86, page 349 in the Probate Office of Shelby County, Alabama.
8. Sewer line easement and connection agreement recorded in Real 43, page 611, modified in Real 86, page 355 and Instrument No. 1994-3406 in the Probate Office of Shelby County, Alabama.
9. Easement and Agreement recorded in Real 356, page 288 in the Probate Office of Shelby County, Alabama.
10. Right of way granted to Alabama Power Company as set forth in Deed Book 75, page 649 and Real 2, pages 792 and 797, in the Office of the Judge of Probate of Shelby County, AL.
11. Agreement to SWWC Utilities, Inc. recorded in Instrument No. 20110623000183770 in the Probate Office of Shelby County, Alabama.
12. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.
13. Rights or claims of interested parties in possession of any outstanding leases not shown by the public records.

\$128,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, My Place Rentals, LLC, by Marty Nunley and Ellen A Nunley, its Members, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 24 day of June, 2024.

My Place Rentals, LLC

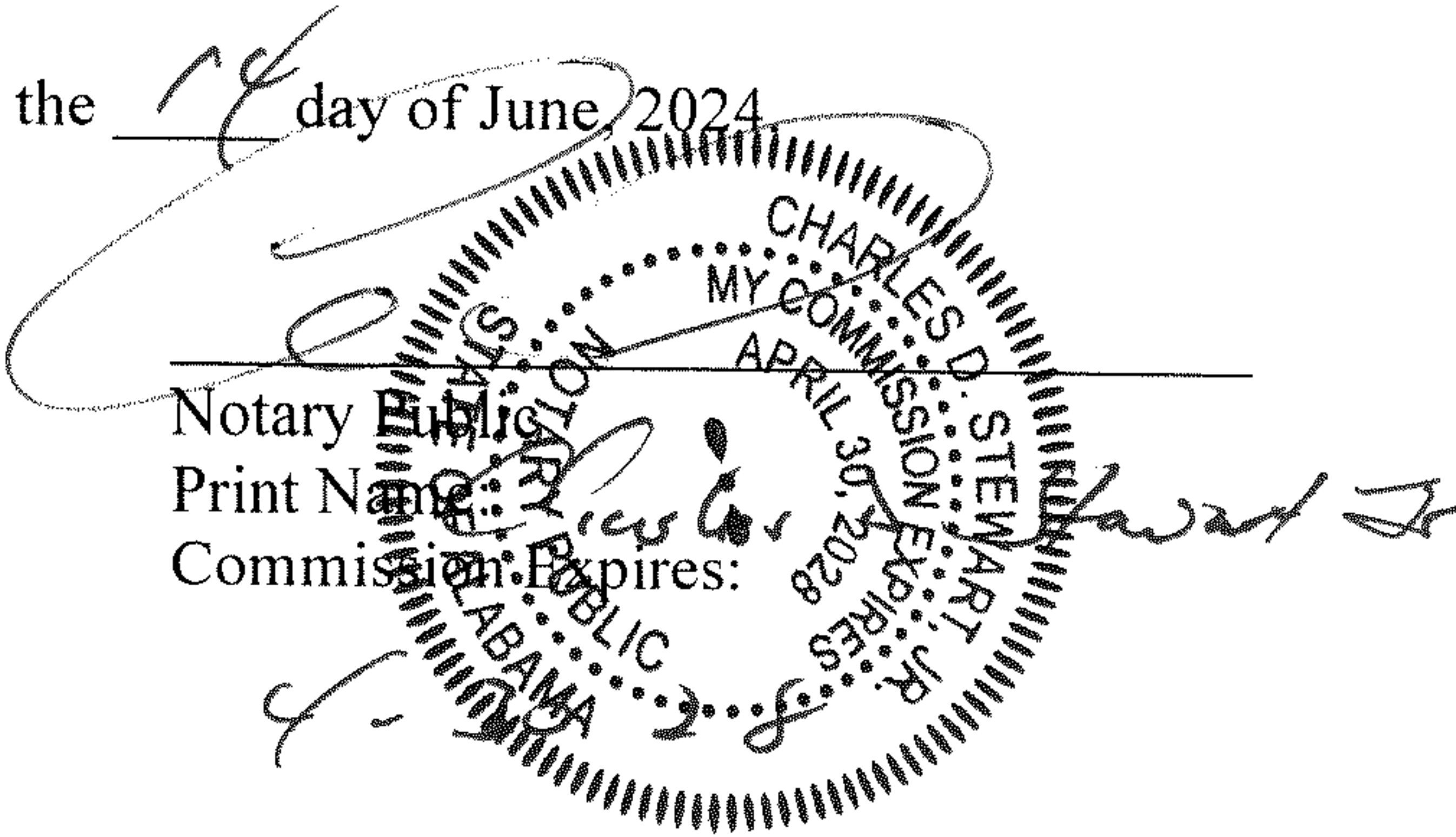

BY: Marty Nunley, Member


BY: Ellen A Nunley, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley and Ellen A Nunley, whose names as Members of My Place Rentals, LLC, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 24 day of June 2024


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: April 30, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2024 02:31:09 PM
\$57.00 JOANN
20240624000188850

