

SEND TAX NOTICE TO:
Michael Ward & Amy S. Ward
1312 Morning Sun Circle
Birmingham, AL 35242

This instrument was prepared by
Frank Steele Jones
Regency Closing & Title, LLC
500 Southland Drive
Suite 230
Birmingham, Alabama 35226

WARRANTY DEED

State of Alabama)
) KNOW ALL MEN BY THESE PRESENTS:
Shelby County)

That in consideration of **One Hundred Sixty Seven Thousand Five Hundred Dollars and No Cents (\$167,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Tiffani Ambert Stuart, an unmarried woman** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Michael Ward and Amy S. Ward** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in ~~Jefferson~~ **Shelby** County, Alabama, to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT 1312 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 ad valorem taxes for the years 2023, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.


This property does not constitute the homestead of the sellers.

- 1. Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35, Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions, No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.**
- 2. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repairs, and damage with common use entails.**
- 3. Building lines, right of ways, easements, restrictions, reservations and condition, if any, as recorded in Plat/Mat Book 28, Page 141.**
- 4. Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument# 2001-40927, in said Probate Office.**
- 5. Ratification of Agreement between Michael Ward and Amy S. Ward and the Horizon Condominium as filed in Instrument# 20110623000183770.**

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **10th day of May, 2024.**

 (SEAL)
Tiffani Amber Stuart

(SEAL)

State of Alabama)
)
Shelby County) General Acknowledgment

I, **Reba A. Heard**, a Notary Public in and for said County, in said State, hereby certify that **Tiffani Amber Stuart, an unmarried woman** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the **10th day of May, 2024.**

(SEAL)



Reba A. Kern
Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2024 12:02:49 PM
 \$195.50 JOANN
 20240812000250360

Ann 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>Tiffani Amber Stuart</u>	Grantee's Name	<u>Michael Ward & Amy Ward</u>
Mailing Address	<u>7454 Frisco Avenue</u> <u>Leeds, AL 35094</u>	Mailing Address	<u>1312 Morning Sun Circle</u> <u>Birmingham AL 35242</u>
Property Address	<u>1312 Morning Sun Trail</u> <u>Birmingham, AL</u> <u>35242</u>	Date of Sale	<u>5/10/24</u>
		Total Purchase Price	<u>\$ 167,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		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
☐ 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 8/12/24

Print Reba A. Heard

☐ Unattested

(verified by)

Sign Reba A. Heard
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1