

Send Tax Notice to:

Amanda Favor

1705 Morning Sun Circle
#1705
Birmingham, AL 35242

File: BHM-24-8732

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Tree of Life Investments LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1070 Highway 54, Montevallo, AL 35115

by **Amanda Favor (herein referred to as "Grantee")**, whose mailing address is

1705 Morning Sun Circle, #1705, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1705 Morning Sun Circle, #1705, Birmingham, AL 35242**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$144,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 1 day of November, 2024.

Tree of Life Investments LLC, an Alabama Limited Liability Company

By: Emily E. Stone
Emily E. Stone, Managing Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Emily E. Stone, Managing Member**, whose name(s) as **Managing Member(s)** of **Tree of Life Investments LLC**, a/an **Alabama** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Tree of Life Investments LLC**, on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2024

[Signature]
Notary Public, State of

Printed Name
My Commission Expires:

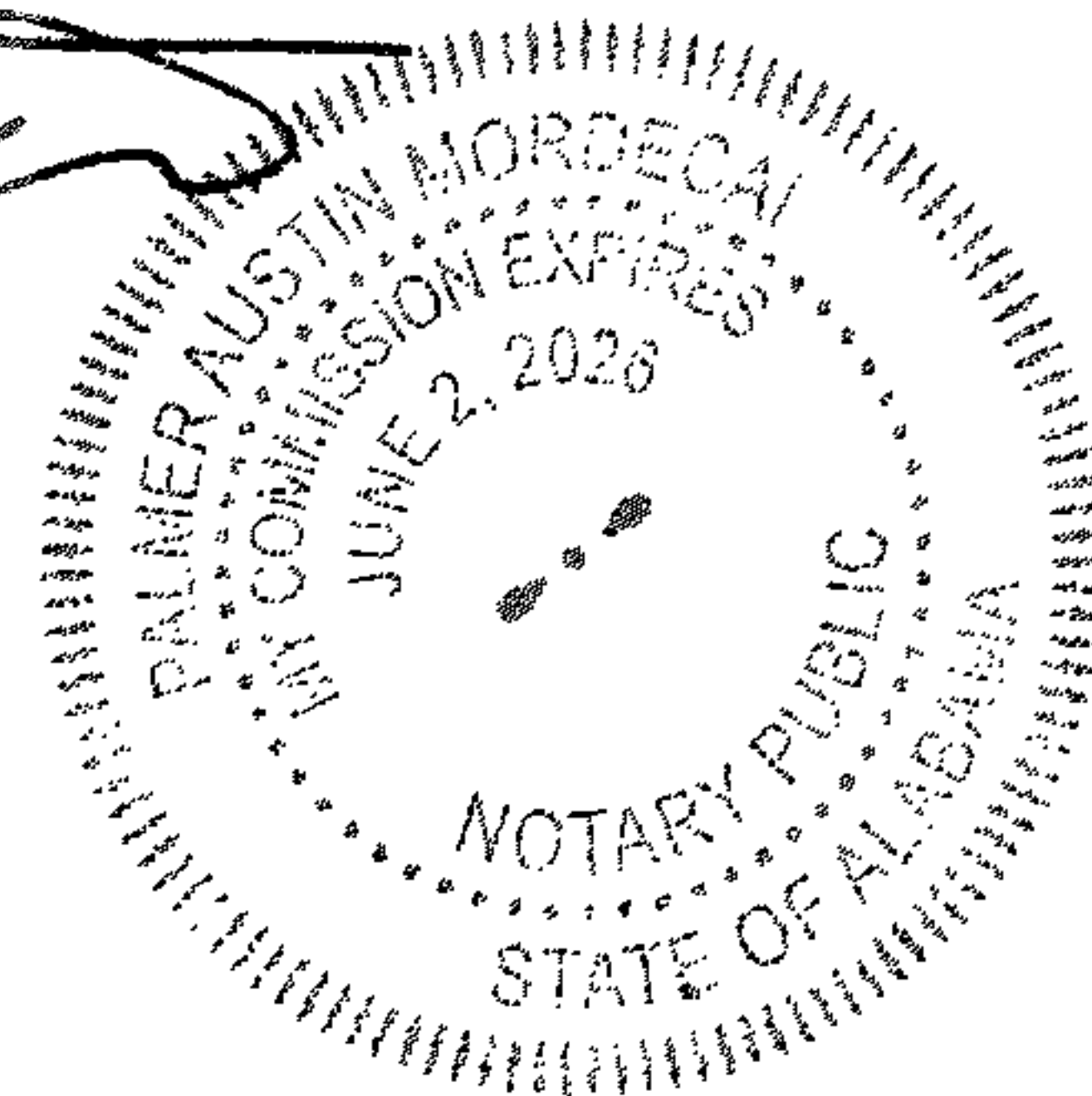


EXHIBIT A

Property 1:

Unit 1705, 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2024 01:05:18 PM
\$64.00 DANIEL
20241105000345130

Allie S. Bayl