

Send tax notice to:
Hunter C Samples
910 Morning Sun Drive
Birmingham, AL, 35242

DEEDS 1/3
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025209

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Five Thousand Five Hundred and 00/100 Dollars (\$155,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jeff L Maddox, Trustee, Lisa M Maddos, Trustee and McKinnon C Maddox, Trustee of the Maddox Living Trust** dated **March 2, 2020**, whose mailing address is 4200 Ashington Dr. Birmingham (hereinafter referred to as "Grantor") by **Hunter C Samples** whose property address is: **910 Morning Sun Drive, Birmingham, AL, 35242** (hereinafter referred to as Grantee"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 910, 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, 2024 which constitutes a lien but are not due and payable until October 1, 2025.
2. 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 Deed Book 32, Page 48; Instrument No. 1994-03407 and Instrument No. 2000-42310, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company as recorded in Real Book 2, Page 792 and Real Book 2, Page 797, in the Office of the Judge of Probate of Shelby County, Alabama.
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 8A, 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 and By-Laws recorded in Instrument No. 2001-40923, in the Probate Office of Shelby County, Alabama.
5. 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.
6. Terms and provisions of quitclaim deed with reservation of rights between Daniel U. S. Properties Limited Partnership Ltd. II and Daniel Properties XV Limited Partnership recorded in Instrument No. 1994-03407, in the Probate Office of Shelby County, Alabama.
7. Storm sewer and drainage easement between Daniel U.S. Properties, Ltd. and Daniel Properties XV, recorded in Real Book 86, page 349, in the Probate Office of Shelby County, Alabama.

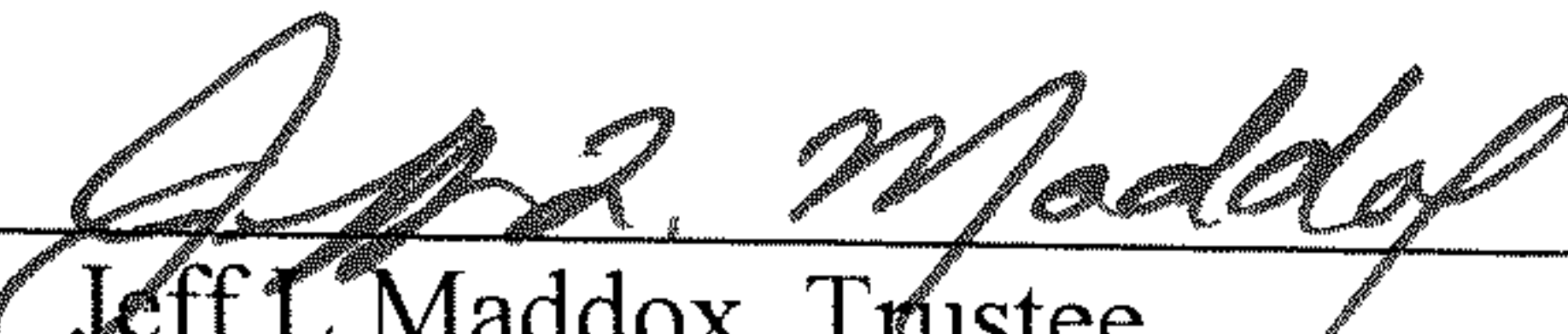
8. Sewer line easement and connection agreement as recorded in Real Book 43, page 611, as modified in Real Book 86, Page 355 and further modified in Instrument No. 1994-03407, in the Probate Office of Shelby County, Alabama.
9. Quitclaim deed with reservation of rights dated 1/31/94 as recorded in Instrument No. 1994-03407, in the Probate Office of Shelby County, Alabama.
10. Building and setback lines of 25 feet as recorded in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama.
11. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument No. 20110623000183770, in the Probate Office of Shelby County, Alabama.
12. Ratification of Agreement as recorded in Instrument No. 20110623000183770 and Instrument No. 20120514000171070, in the Probate Office of Shelby County, Alabama.
13. Terms and conditions as set forth in the Articles of Incorporation of Horizon Condominium Association, Inc. as recorded in Instrument No. 2001-40922, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.


\$150,835.00 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 it is 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, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, Jeff L Maddox, Lisa M Maddox and McKinnon C Maddox, Trustee of the Maddox Living Trust, who are authorized to execute this conveyance, have hereunto set their signatures and seals on this the 30th day of June, 2025.

Maddox Living Trust

By: 
Jeff L Maddox, Trustee

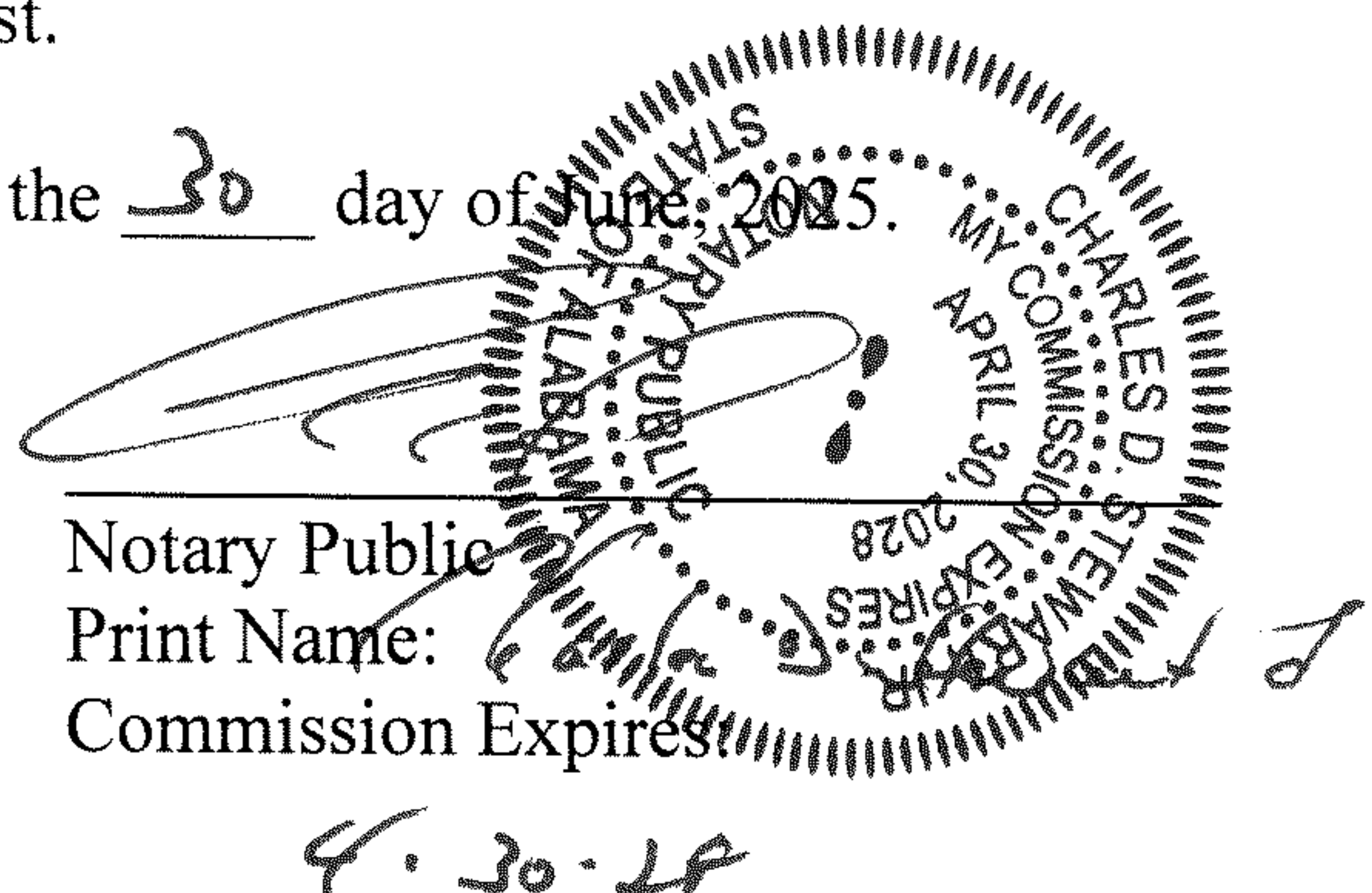
By: 
Lisa M Maddox, Trustee

By: 
McKinnon C Maddox, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff L Maddox and Lisa M Maddox Maddox, whose name as Trustees of the Maddox Living Trust dated March 2, 2020, 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, they, as such Trustees, executed the same voluntarily for and as an act of said Trust.

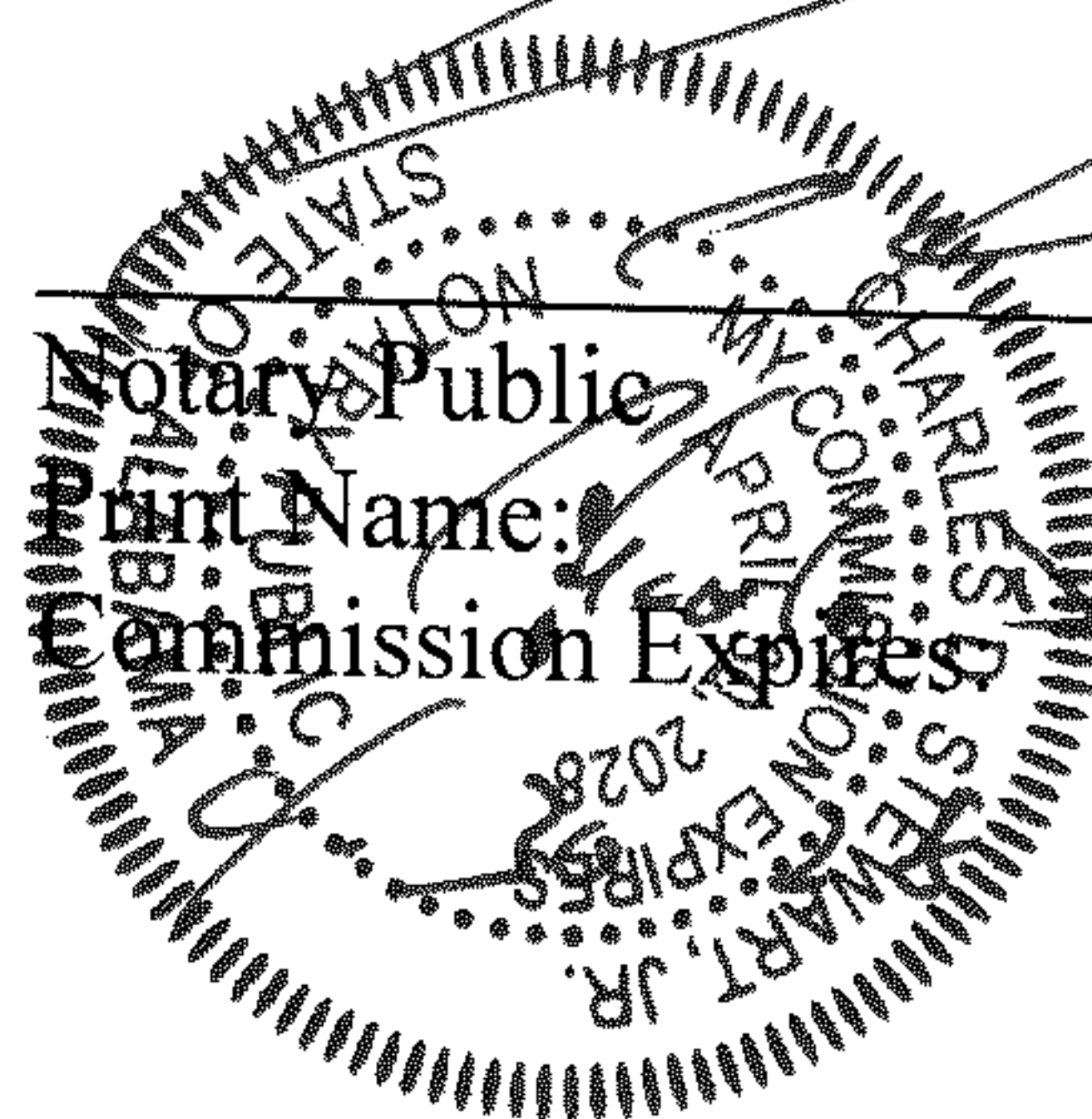
Given under my hand and official seal this the 30 day of June, 2025.


Notary Public
Print Name: Charles D. Steinhilber
Commission Expires: 4.30.28

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that McKinnon C Maddox, whose name as Trustee of the Maddox Living Trust dated March 2, 2020, 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 and with full authority, he, as such Trustee, executed the same voluntarily for and as an act of said Trust.

Given under my hand and official seal this the 27 day of June, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 11:45:27 AM
\$35.00 JOANN
20250702000201140

Allie S. Bayl