

Send Tax Notice to:
Christopher H. Bell and Rhonda M.
Bell
409 Morning Sun Drive
Birmingham, AL 35242

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: **TVL-25-12552**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00)** 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 **Bryan D. Myers, an unmarried man, (herein referred to as "Grantor," whether one or more),** whose mailing address is

168 Riverbend Drive, Franklin, TN 37069

by **Christopher H. Bell and Rhonda M. Bell (herein referred to as "Grantee," whether one or more),** whose mailing address is

409 Morning Sun Drive, Birmingham, AL 35242

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 property, which has a mailing address of **409 Morning Sun Drive, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

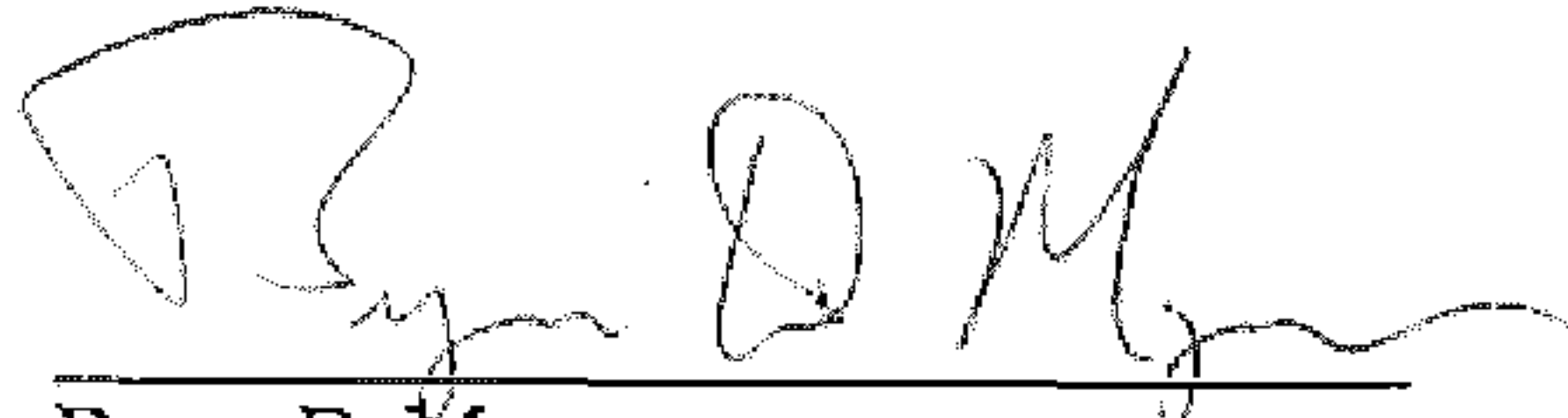
\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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

BDM

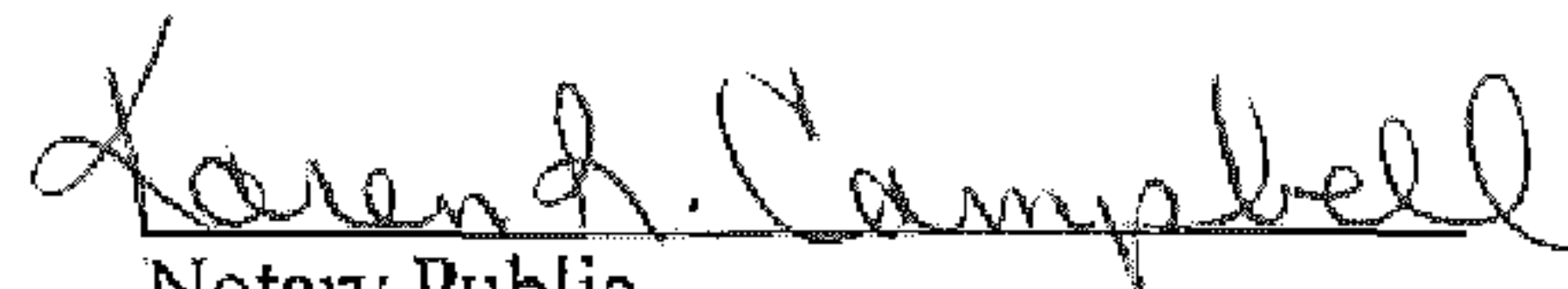
IN WITNESS WHEREOF I have hereunto set my hand and seal this 28 ^{November} day of December, 2025.


Bryan D. Myers

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned Notary Public in and for said County and State, hereby certify that Bryan D. Myers 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 on the day the same bears date.

Given under my hand and official seal this 28th ^{November} day of December, 2025.
KSC


Notary Public
My Commission Expires: May 8, 2029

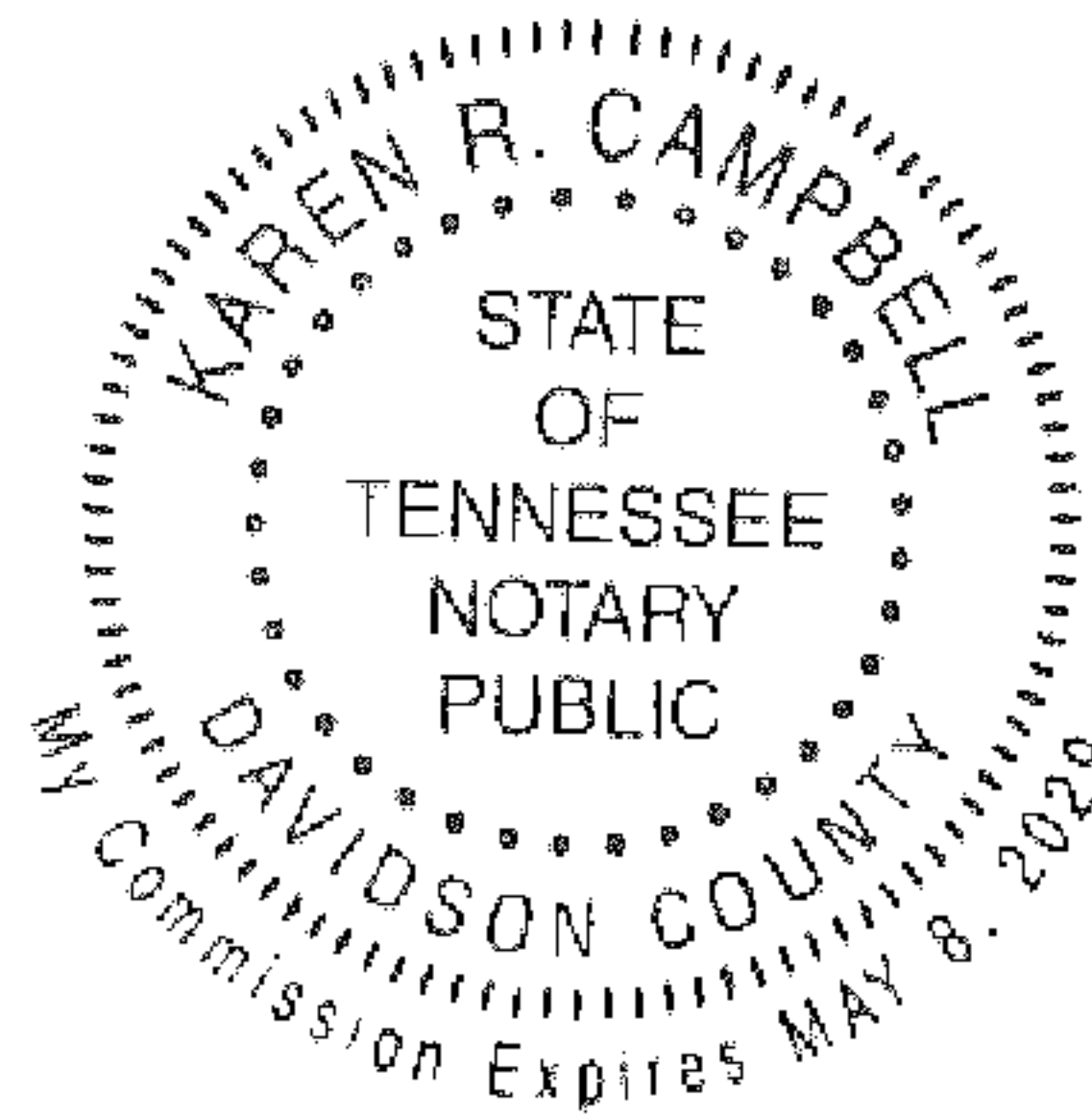


EXHIBIT A

Property 1:

Unit 409, 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
12/02/2025 03:17:58 PM
\$193.00 JOANN
20251202000369470

Allen S. Bayl