

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
D & M Acker LLC  
1299 Legacy Drive  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and No/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Roy Daniel Acker and wife, Martha L. Acker** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **D & M Acker LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successor and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 1404, 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 2026 and subsequent years not yet due and payable until October 1, 2026.

Existing covenants and restrictions, easements, building lines, mortgage and limitations of record.

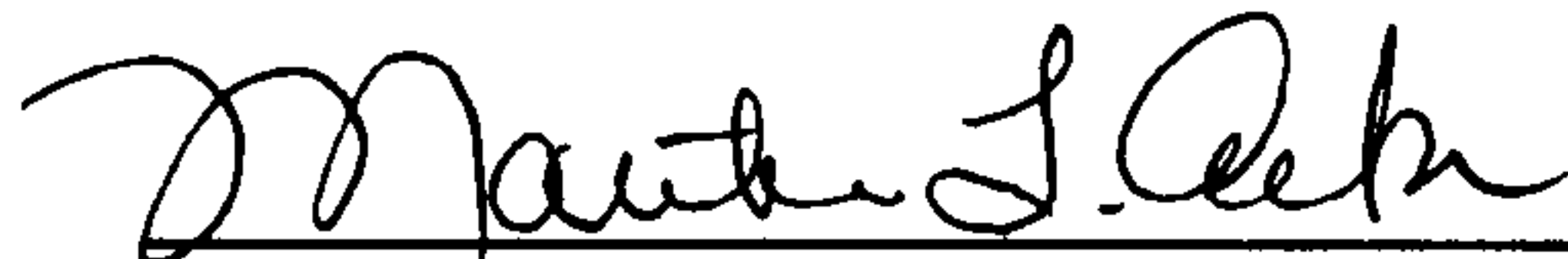
The preparer of this instrument makes no representation as to the status of the title of the property herein conveyed.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTORS', GRANTORS' heirs, successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of January, 2026.

  
\_\_\_\_\_  
Roy Daniel Acker

  
\_\_\_\_\_  
Martha L. Acker

STATE OF ALABAMA)  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roy Daniel Acker and wife, Martha L. Acker, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they, signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2026.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 06-02-2027



(must affix seal)

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |   |                         |   |
|------------------|---|-------------------------|---|
| Grantor's Name   | Roy Daniel Acker<br>Martha L. Acker             | Grantee's Name          | D & M Acker LLC                           |
| Mailing Address  | 1299 Legacy Drive<br>Birmingham, AL 35242       | Mailing Address         | 1299 Legacy Drive<br>Birmingham, AL 35242 |
| Property Address | 1404 Morning Sun Circle<br>Birmingham, AL 35242 | Date of Sale            | January 30, 2026                          |
|                  |   | Total Purchase Price    | \$ _____                                  |
|                  |   | or                      | _____                                     |
|                  |   | Actual Value            | \$ _____                                  |
|                  |   | or                      | _____                                     |
|                  |   | Assessor's Market Value | \$ 137,200.00                             |

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/ Assessor's Appraised Value
- Other – property tax redemption

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 \_\_\_\_\_ Print Roy Daniel Acker and Martha L. Acker

\_\_\_\_\_  
Unattested  
\_\_\_\_\_  
(verified by) \_\_\_\_\_  
Sign Roy Daniel Acker Martha L. Acker  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/02/2026 10:45:30 AM  
\$165.50 JOANN  
20260202000029790

*Allie S. Beyl*