

2758
Send Tax Notice To:

Frances F. May
126 Cambrian Way
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Sixty Thousand Three Hundred and 00/100'S *** (\$60,300.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Paul L. Eckert and Martha S. Eckert, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Frances F. May
(herein referred to as Grantee, whether one or more), in fee
simple, together with every contingent remainder and right of
reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF

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\$51255 of the above recited consideration was paid from
the proceeds of a mortgage loan of even date executed
simultaneously herewith.

Subject to the Declaration of Condominium, easements,
restrictions, and rights of way of record.

Subject to the Ad Valorem Taxes for the year 1992 and
subsequent years, not yet due or payable.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their
heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

Norton & Beale

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 27th day of November, 1991.

Paul L. Eckert
Paul L. Eckert

Martha S. Eckert
Martha S. Eckert

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paul L. Eckert and Martha S. Eckert, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of November, 1991.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

C-91320

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
NORTON & BEALS, P.C.
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

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EXHIBIT "A" LEGAL DESCRIPTION

Unit 126, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 344, in said Probate Office, together with an undivided 0.111225% interest in the common elements as set forth in said Declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

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1. Deed Tax	\$ 9.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 21.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 DEC 27 AM 9:46

[Signature]
JUDGE OF PROBATE