

Send Tax Notice To:
Michael S. Symms
213 Heath Drive
Birmingham, Alabama 35242

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1995-32293

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ninety Two Thousand Five Hundred Dollars and no/100 Dollars (\$92,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Karen E. Littrell Preston and husband, Jimmy Paul Preston**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Michael S. Symms, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit 213, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and amendments thereto as recorded in Misc. Volume 12, page 87, in the Probate Office of Shelby County, Alabama and amended by Misc. Volume 13, page 2, Misc. Vol. 13 page 4 and Misc. Vol. 13 page 344 in the said Probate Office, together with an undivided 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; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$91,800.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey

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002 MCD 13.00

the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 3rd day of November, 1995.

WITNESS:

Karen E. Littrell Preston
Karen E. Littrell Preston

Jimmy P. Preston
Jimmy Paul Preston

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen E. Littrell Preston and husband, Jimmy Paul Preston 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 conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 3rd day of November, 1995.

Kimberly M. Melton
Notary Public
My commission expires: 3-1-99

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