

WARRANTY DEED

This instrument was prepared by:
NAME: B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

SEND TAX NOTICE TO:
NAME: DERRICK M. STRONG
ADDRESS: 315 HEATH DRIVE
BIRMINGHAM, AL 35242

Inst # 2001-00831

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVEN THOUSAND 00/100 DOLLARS (\$107,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I, **LOURDES FERREIRO and GENE FERREIRO**, married (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **DERRICK M. STRONG**, a married person(herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Mineral and mining rights excepted.

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

\$85,700.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of January, 2001.

Witness

Witness

 (Seal)
LOURDES FERREIRO

 (Seal)
GENE FERREIRO

STATE OF ALABAMA
SHELBY COUNTY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Lourdes Ferreiro and Gene Ferreiro**, whose name 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of January, 2001..

MY COMMISSION EXPIRES: 2-25-2001



NOTARY PUBLIC
B. CHRISTOPHER BATTLES

01/09/2001-00831
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 35.50

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 315, 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 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in 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.

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01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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