

Send tax notice to:
ABIGAIL D. ROGERS
127 CAMBRIAN WAY
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016599

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BETTY JACKSON, AN UNMARRIED WOMAN **whose mailing address** is: 2768 Berkeley Drive, Birmingham AL 35242 (hereinafter referred to as "Grantors") by ABIGAIL D. ROGERS **whose property address** is: 127 CAMBRIAN WAY, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Condominium Unit Number 127, of Cambrian Wood Condominium, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12, beginning at page 87, and amended by Misc. Book 13, page 2, Misc. Book 13, page 4 and Misc. Book 13, page 344, in the Probate Office of Shelby County, Alabama. Together with an undivided interest appurtenant to said unit in the Common Elements as set forth in Exhibit C of said Declaration and together with all of its appurtenances according to the Declaration.

BETTY JACKSON IS ONE IN THE SAME PERSON AS BETTY JANE JACKSON

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. MANAGEMENT AGREEMENT AS RECORDED IN REAL VOLUME 344, PAGE 958
4. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTION 35-8-1 ET SEQ, CODE OF ALABAMA 1975 AND/OR THE "ALABAMA UNIFORM CONDOMINIUM ACT OF 1991", CHAPTER 8A, SECTIONS 35-8A-101 ET SEQ, CODE ALABAMA 1975, OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF CAMBRIAN WOODS CONDOMINIUM, A CONDOMINIUM, DATE JUNE 6, 1975, AND RECORDED IN MISC.

VOLUME 12, PAGE 87, AND ALL AMENDMENTS THERETO; IN THE BY LAWS OF CAMBRIAN WOODS CONDOMINIUM, INC., RECORDED IN MISC. VOLUME 12, PAGE 151; IN THE ARTICLES OF INCORPORATION OF CAMBRIAN WOODS CONDOMINIUM, INC., RECORDED IN INCORPORATION VOLUME 13, PAGE 208

5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.

\$112,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14th day of October, 2016.

Betty Jackson by Joann J May
Her Attorney in Fact

BETTY JACKSON BY JOANN J. MAY
HER ATTORNEY IN FACT

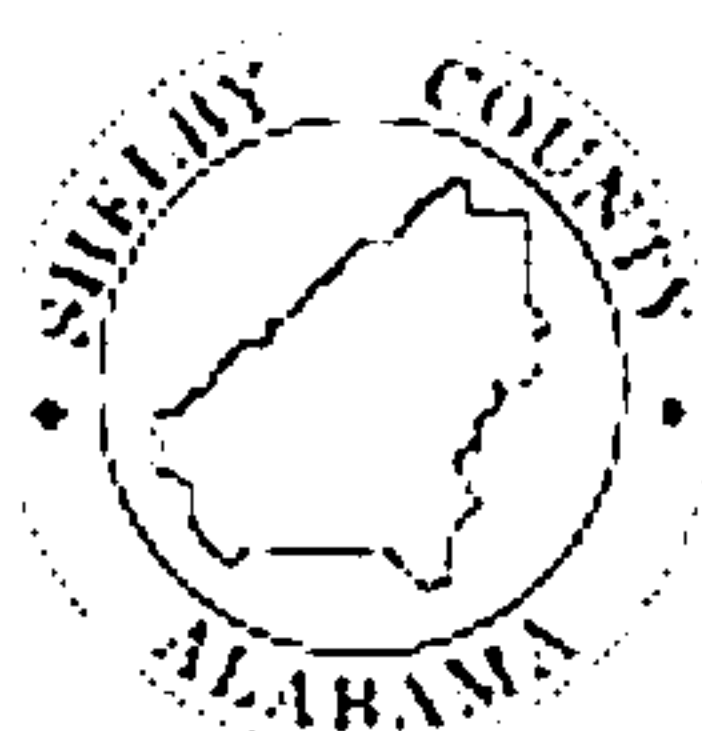
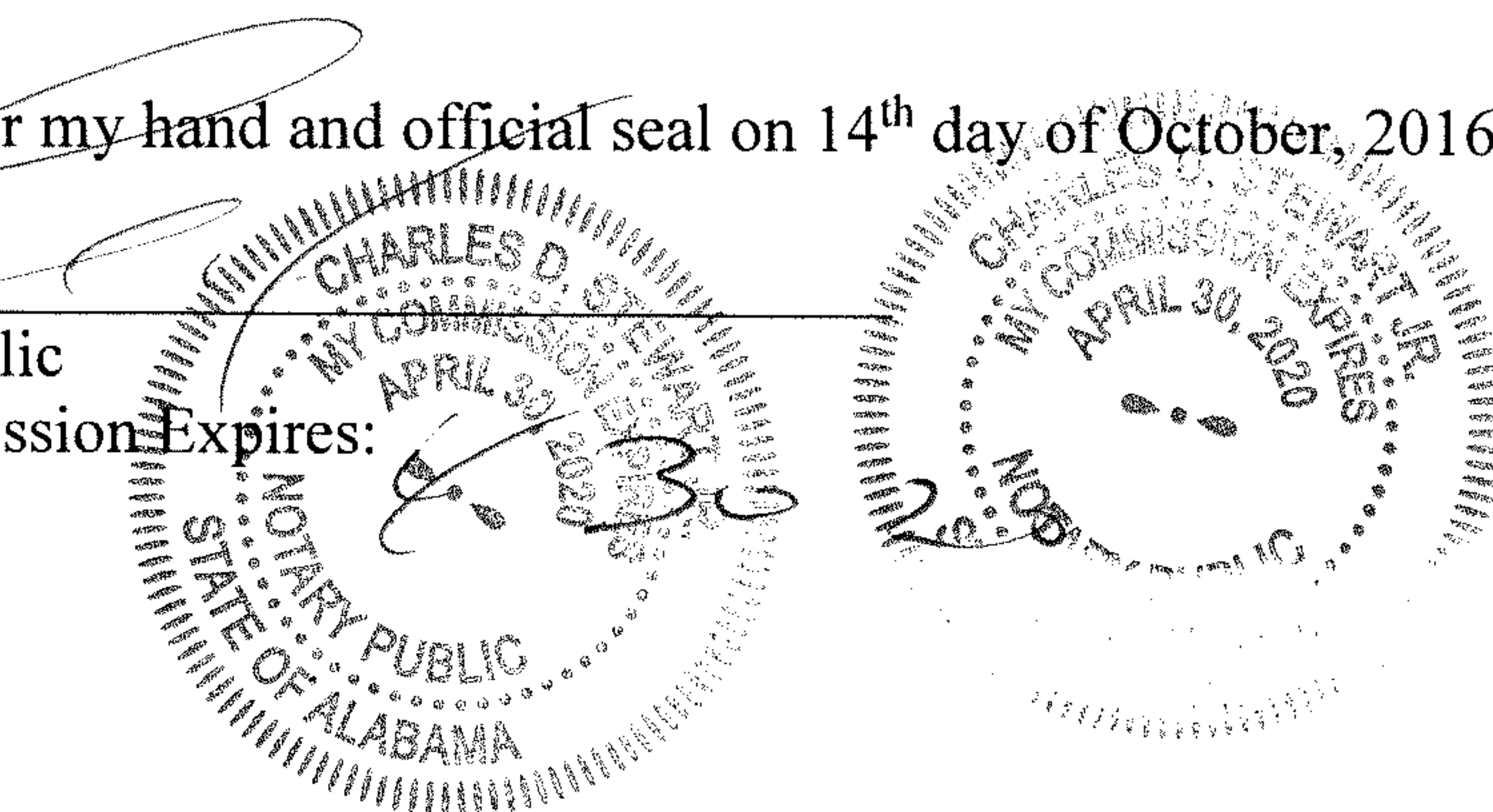
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify BETTY JACKSON, BY JOANN J. MAY, as her Attorney in Fact 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 she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 14th day of October, 2016.

Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/18/2016 09:30:34 AM
\$30.50 CHERRY
20161018000381480

Joann J May