

THIS INSTRUMENT WAS PREPARED BY:

Name: H. B. Nelson, Jr. 2988
Address: P. O. Box 43248; Birmingham, Alabama 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED

See Mtg 361-578

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-eight Thousand, Nine Hundred Dollars (\$48,900.00) to the undersigned GRANTOR, INVERNESS ASSOCIATES, an Alabama General Partnership composed of: FLETCHER PROPERTIES OF ALABAMA, INC., a corporation, REFCO-INVERNESS, INC., a corporation, and 2154 TRADING CORPORATION, a corporation, (herein "GRANTOR") in hand paid by James P. DeFazio

(herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Condominium Unit Number 157 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 office of the Judge of Probate of Shelby County, Alabama.

Together with an undivided .0089038 percent 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.

This conveyance is subject to the following:

1. Ad valorem taxes due and payable October 1, 19 76.
2. Easements, rights of way, setback lines of record and any applicable zoning ordinances.
3. Mineral and mining rights not owned by GRANTOR.
4. Subject to all of the provisions of the aforesaid Declaration of Condominium Ownership; and the GRANTEE assumes and agrees to observe and to perform all obligations of GRANTEE under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the aforesaid Unit and condominium.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.



19770114000004260 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/14/1977 12:00:00AM FILED/CERT

BOOK 303 PAGE 370

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by each partner by their respective duly authorized officers thereunto on this the ____ day of _____, 197__.

ATTEST:

FLETCHER PROPERTIES OF ALABAMA, INC.

Secretary

By _____
President

ATTEST:

REFCO-INVERNESS, INC.

Secretary

By Frank P. Calhoun
Vice President

ATTEST:

2154 TRADING CORPORATION

James A. Miller
ASSISTANT Secretary

By E. L. Davis
VICE President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ President of Fletcher Properties of Alabama, Inc., a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner of said Inverness Associates.

Given under my hand and official seal, this the ____ day of _____, 197__.

Notary Public

STATE OF ILLINOIS

COUNTY OF COOK

19770114000004260 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/14/1977 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank P. Calhoun, whose name as Vice President of Refco-Inverness, Inc., a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner of said Inverness Associates.

Given under my hand and official seal, this the 14 day of December, 1976.

Cardell E. Gibson
Notary Public

My Commission Expires February 13, 1977

STATE OF GEORGIA)

COUNTY OF DEKALB)

I, JACQUELINE K. HARMON, a Notary Public in and for said County, in said State, hereby certify that C. E. SAYRES, whose name as VICE President of 2154 Trading Corporation, a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner of said Inverness Associates.

Given under my hand and official seal, this the 5th day of JANUARY, 1977.

Jacqueline K. Harmon
Notary Public
MY COMMISSION EXPIRES 11-9-79

19770114000004260 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/14/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 JAN 14 AM 8:55
Deed Vol 500
Conrad Johnson
JUDGE OF PROBATE

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