THIS INSTRUMENT WAS PREPARED BY: 267

Name: Nancy E. Johannaber
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, GA 30346

19790307000027660 1/2 $.00
Shelby Cnty Judge of Probate,AL
03/07/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

D E E D

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY FIVE THOUSAND AND NO/100 ($55,000.00) DOLLARS to the undersigned GRANTOR, 2154 Trading Corporation, a corporation, d/b/a INVERNESS, (herein "GRANTOR") in hand paid by PATRICK J. KAPSA (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 118 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 .0133124 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 79.

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.

$51,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

BOOK 316 PAGE 235

United Title & Law

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officer thereunto on this the 12th day of January, 1979.

2154 TRADING CORPORATION

By _____
Vice President

STATE OF Georgia)
COUNTY OF Dekalb)

I, the undersigned, 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, 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.

Given under my hand and official seal, this the 12th day of January, 1979.

Judith G. Ross
Notary Public

Notary Public Georgia State at Large
My Commission Expires: 9-26-82

BOOK 316 PAGE 236

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

1979 MAR -7 AM 8:15

Thomas A. Scrivener, Jr.
JUDGE OF PROBATE

Deed 4.00
Rec. 3.00
Ind. 1.00
8.00

Deed mtg. 388-983

19790307000027660 2/2 $.00
Shelby Cnty Judge of Probate, AL
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