

This instrument was prepared by

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Vestavia Hills, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Three Thousand and no/100----- DOLLARS
(\$73,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alvin R. Buckner and wife, Juanita H. Buckner

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wilson P. Andrews, Jr. and Julianne L. Fairchild

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Condominium Unit Number 110 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.

Subject to easements, rights of way, setback lines of record, applicable zoning ordinances, Mineral and mining rights not owned by Grantor and Current year Ad Valorem taxes.

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.

NOTE: \$69,300.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 have hereunto set our hand(s) and seal(s), this 27th day of MAY, 1983.

WITNESS:

ALABAMA, SHELBY CO.
AMERICAN TITLE INS.

(Seal)

See Mtg. 431-995
1503 JUN - 6 PM 12:26 (Seal)

(Seal)

Alvin R. Buckner (Seal)

Juanita H. Buckner (Seal)

(Seal)

STATE OF ALABAMA
LEE

COUNTY

deed by 400
Rec 150
Jul 12 83
650

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alvin R. Buckner and wife, Juanita H. Buckner whose name 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 day the same bears date.

Given under my hand and official seal this 27th day of MAY, A. D. 1983.

[Signature] Notary Public

Comm: 6-15-85

Southern Federal Savings

P.O. BOX 96577 BIRMINGHAM, ALA. 35236