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SEND TAX NOTICE TO:

(Name) George S. & Myrtle H. Osborn

(Address) 106 Cambrian Way  
Birmingham, Ala. 35243

This instrument was prepared by

(Name) James J. Odom, Jr.  
800 First National-Southern Natural Building  
(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventeen Thousand, Three Hundred, Sixty-nine and No/100 DOLLARS

and the assumption of the mortgage described below

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

Charles R. Goodman and wife, Dora L. Goodman; and Dorothy U. Goodman, an unmarried widow,

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

George S. Osborn and Myrtle H. Osborn

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Condominium Unit Number 106 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 .0111225 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: (1) Current taxes; (2) Mineral and mining rights excepted in Deed Book 306, Page 820; (3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on Title created by The Alabama Condominium Ownership Act, Section 35-8-1, Code of Alabama and as set forth in Declaration of Condominium in Misc. Volume 12, Page 87 and amended in Misc. Volume 13, Page 2 and Misc. Volume 13, Page 4 and Misc. Volume 13, Page 344 and Articles of Incorporation of Cambrian Wood Condominium in Book 13, Page 208 and in the By-Laws of Cambrian Wood Condominium in Book 12, Page 151.

Grantees herein assume and agree to pay that certain mortgage from Maureen Frances Waindle, a single woman, to United Federal Savings and Loan Association recorded in Mortgage Book 367, Page 674, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And ~~we~~ do for ~~ourselves~~ (ourselves) and for ~~our~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, 19 83.

WITNESS:

Mary Louise Atney (Seal)

(Seal)

(Seal)

Charles R. Goodman (Seal)  
Charles R. Goodman

Dora L. Goodman (Seal)  
Dora L. Goodman

Dorothy U. Goodman (Seal)  
Dorothy U. Goodman

FLORIDA  
STATE OF ~~ALABAMA~~

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Goodman and wife, Dora L. Goodman, whose name s 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., 19 83

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Aug. 29, 1986  
Bonded by American Fire & Casualty Company

Mary Louise Atney  
Notary Public.

STATE OF NORTH CAROLINA  
COUNTY OF Catawba

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dorothy U. Goodman, an unmarried widow, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 1983.



My Comm. Expires 2-24-87

[Signature]  
Notary Public

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC

1983 JUN -9 AM 10:53

Thomas A. Snowden, Jr.  
NOTARY PUBLIC

Deed Vol. 1750  
Rec. 350  
Ind. 100  
2200

BOOK 347 PAGE 716

RETURN TO:  
NORTH HICKELL SLAUGHTER YOUNG & LEMIS  
800 WEST 11TH AVE. SOUTHERN NATURAL BLDG.  
BIRMINGHAM, ALABAMA 35203  
ATTENTION: JAMES J. UDGM, JR.

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM

ALABAMA TITLE CO., INC.  
BIRMINGHAM, ALABAMA