

(Name) _____

This instrument was prepared by

1202

(Address) _____

(Name) Herbert F. Young, Jr.

(Address) P. O. Box 2616, Decatur, Al. 35602

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Five Hundred (\$6,500.00) DOLLARS

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

Herbert F. Young, Jr. and wife, Leigh Ann S. Young

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

John Gerald Gritton and wife, Kathleen E. Heins-Gritton

(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 No. 169 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.

This conveyance is subject to the following:

1. Easements, rights of way, setback lines of record and any applicable zoning ordinances.
2. Mineral and mining rights not owned by GRANTOR.
3. 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 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 ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(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 July, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal) WAS FILED

Herbert F. Young, Jr. (Seal)

1983 JUL 29 AM 9:03

Wesley H. Hugginsworth (Seal)

JUDGE OF PROBATE

Leigh Ann S. Young (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, Ann B. McDonald, a Notary Public in and for said County, in said State,

hereby certify that Herbert F. Young, Jr. & wife, Leigh Ann S. Young 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, A. D., 19 83

NATIONAL BANK

Notary Public.