

SEND TAX NOTICE TO:

(Name) William C. Conover & Chester W. Moore
(Address) 167 Cambrian Way
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Charles A. J. Beavers, Jr.
(Address) 813 Shades Creek Parkway
(Address) Birmingham, Alabama 35209
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 Two Thousand Eight Hundred Twenty-five (\$2,825.00) DOLLARS and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Robert M. Cobb, an unmarried man,

(herein referred to as grantors) do grant, bargain, sell and convey unto William C. Conover and Chester W. Moore

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

Shelby County, Alabama to-wit:

Unit 167 in Cambrian Wood Condominium, Bylaws and Amendments thereto as established by Declaration of Condominium, Bylaws, and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4; and Misc. Book 13, page 344, in said Probate Office, together with an undivided .0089038% interest in the common elements as set forth in said declaration.

SUBJECT TO:

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1. Current taxes.
2. 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, Misc. Volume 13, page 4, and Misc. Volume 13, page 344, and Articles of Incorporation of Cambrian Wood Condominium in Misc. Volume 13, page 208, and in Bylaws of Cambrian Wood Condominium in Misc. Book 12, page 151, and amended in Misc. Volume 52, page 318.

As a part of the consideration for the execution of this conveyance, the grantees herein do hereby assume and agree to pay the indebtedness secured by that certain mortgage to Johnson & Associates Mortgage Company recorded in Misc. Volume 407, page 555, and assigned to Guaranty Savings & Loan Association in Misc. Volume 40, page 921, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14thday of September, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1503 SEP 19 AM 9:05
FILED

(Seal)

1503 SEP 19 AM 9:05

(Seal)

Robert M. Cobb

(Seal)

(Seal)