

This instrument was prepared by

(Name) John T. Campbell

478

(Address) 2104 Lynngate Drive
Birmingham, Alabama 35216

Send Tax Notice to: J. Andy Mabry
219 Heath Drive
B,ham, Al. 3524



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8029
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-THREE THOUSAND AND NO/100 (\$63,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

DENNIS C. GREENWAY and wife, MARY W. GREENWAY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. ANDY MABRY, a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit: •

SEE THE ATTACHED "SCHEDULE A"

BOOK 352 PAGE 624

\$59,850.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated 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 grantee, his, her or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th
day of January, 1984

(SEAL)

Dennis C. Greenway
DENNIS C. GREENWAY

(SEAL)

(SEAL)

Mary W. Greenway
MARY W. GREENWAY (DCH agent)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Jeannie Wade
in said State, hereby certify that

a Notary Public in and for said County,

Dennis C. Greenway and Mary W. Greenway

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 6th day of January, A.D. 1984

Jeannie Wade
Notary Public

SCHEDULE A

Condominium Unit Number 219 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, in the office of the Judge of Probate of Shelby County, Alabama; being situated in 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. Taxes for the year 1984 are a lien but not due and payable until October 1, 1984.

2. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 12 page 87; and amended in Misc. Book 13 page 2; Misc. Book 13 page 4 and Misc. Book 13 Page 344 in Probate Office.

3. Reservations, conditions, easements, captions, covenants, agreement, power of attorneys, limitations on title and all other provisions contained in or incorporated by reference in the Declaration of Condominium, By Laws and Amendments as recorded in Misc. Book 12 page 87 and amended by Misc. Book 13 page 2, Misc. Book 13 page 4 and Misc. Book 13 page 344 in Probate Office, and in the related Articles of Incorporation and By-Laws of Cambrian Wood Condominium, Inc., creating the estate to be conveyed hereunder.

4. Easements and building lines as shown by recorded plat.

5. Limitations and conditions set forth in the Condominium Act.

6. Restrictions, easements and right-of-ways of record and such zoning or other restrictions upon the use of the condominium property as may be imposed by governmental authorities having jurisdiction thereof.

7. Mineral and mining rights excepted as recorded in Deed Book 297 page 889 in the Probate Office.

8. Maintenance agreement as recorded in Misc. Book 12 page 165 in Probate Office.

RECEIVED
SHELBY COUNTY, ALA.
441-834
1984 JAN 11 PM 1:36

Thomas A. Sullivan, Jr.
CLERK OF PROBATE

Deed TAX	3.50
Rec	3.00
Fund	1.00
	<u>7.50</u>