

This instrument was prepared by

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This Form furnished by:

(Name) D. M. Spitler

(Address) Pelham, Al. 35124



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-seven Thousand, Five Hundred and no/100 Dollars

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

Joe F. Wideman and wife, Liane Wideman

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

Stuart Benjamin

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

Condominium Unit No. 323 of Cambrian Wood Condominium, a condominium, according to the Declaration of Condominium Ownership of Cambrian Wood Condominium, recorded in Misc. 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 Probate Office of Shelby County, Alabama; Together with an undivided .0089038 per cent interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration.

Subject to easements and restrictions of record.

Subject to a covenant running with said condominium that the owner thereof shall maintain the sky lights, both as to exterior and interior maintenance, on said condominium.

\$46,000.00 of the above purchase price was paid from a mortgage executed simultaneously herewith

Grantee's Address: 323 Heath Drive
Birmingham, Al. 35243

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 encumbrances, 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 23rd day of October, 19 84

RECORDING FEES

Mortgage Tax \$

Deed Tax 1.50

Mineral Tax

Recording Fee 2.50

Index Fee 1.00

TOTAL \$ 15.00

(SEAL)

Joe F. Wideman

(SEAL)

(SEAL)

Liane Wideman

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

General Acknowledgment

I, the undersigned authority in said State, hereby certify that

Joe F. Wideman and wife, Liane Wideman

a Notary Public in and for said County,

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 23rd day of October, A.D. 19 84

Jeff. Fed.
515 No.

