



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
628 Pleasant Grove Road
(Address) Pleasant Grove, Al 35127

SEND TAX NOTICES TO:
120 Cambrian Way
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty One Thousand Five Hundred and no/100-----Dollars

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

Gary M. Eng, an unmarried man

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

John Patrick Cahalan, an unmarried man

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

Shelby

Unit 120, in Cambrian Wood Condominium, By-Laws and Amendments thereto as established by Declaration of Condominium, By-Laws 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 and undivided .0111225% interest in the common elements as set forth in said declaration; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year, 1985.
2. Easements, restrictions and reservations of record.

\$58,400.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, 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 grantees, 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of July, 19 85.

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

(SEAL)

(SEAL)

1985 AUG -8 PM 1:28

RECORDING FEES

Gary M. Eng

JUDGE OF ESTATE

Mortgage Tax \$

(SEAL)

Judge of Deed Tax (SEAL)

3.50

(SEAL)

Mineral Tax

Recording Fee

(SEAL) 2.50

(SEAL)

Index Fee

1.00

STATE OF ALABAMA

TOTAL

\$ 7.00

JEFFERSON

COUNTY }

General Acknowledgment

I, the undersigned

in said State, hereby certify that

Gary M. Eng, an unmarried man

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

31

day of

July

A.D. 19 85

Notary Public
Anthony D. Snable