

STATE OF ALABAMA)
COUNTY OF SHELBY)

sales price
\$9,900.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by John Arthur Lord and Patricia Bates Lord to Nancy Lord Rhodes and Barbara Lord (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said John Arthur Lord and Patricia Bates Lord (hereinafter called Grantees) as joint tenants, with right of survivorship, the following described real estate located in Shelby County, Alabama, to wit:

Unit 305, in Cambrian Wood Condominium, located in Shelby County, Alabama, 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 an undivided .0089038% interest in the common elements as set forth in said declaration.

It is specifically understood and agreed that the Grantors have executed this conveyance subject to:

1. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.
2. Terms and conditions as set forth in the Declaration of Condominium, By Laws and Amendments as recorded in Misc. Book 12, Page 87, as 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.
3. Limitations and conditions set forth in the Condominium Act.
4. *Mr. J.* Mortgage dated November 3, 1975, executed by John H. Cosper and Marianna G. Cosper to Charter Mortgage Company, in the principal amount of \$40,350.00 filed for record November 6, 1975 at 9:15 a.m. and recorded in Volume 350, page 171, in the Probate Office of Shelby County, Alabama, and rider recorded in Volume 13, page 293, in said Probate Office.

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Larry Halcomb

No part of the property conveyed by this deed constitutes the homestead of the Grantors, or any of them.

TO HAVE AND TO HOLD unto the said John Arthur Lord and Patricia Bates Lord, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein that in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND WE, Nancy Lord Rhodes and Barbara Lord, do for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend to the extent of our individual interest in said premises to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, dated as of the 30 day of Sept., 1985.

Nancy Lord Rhodes
Nancy Lord Rhodes

Barbara Lord
Barbara Lord

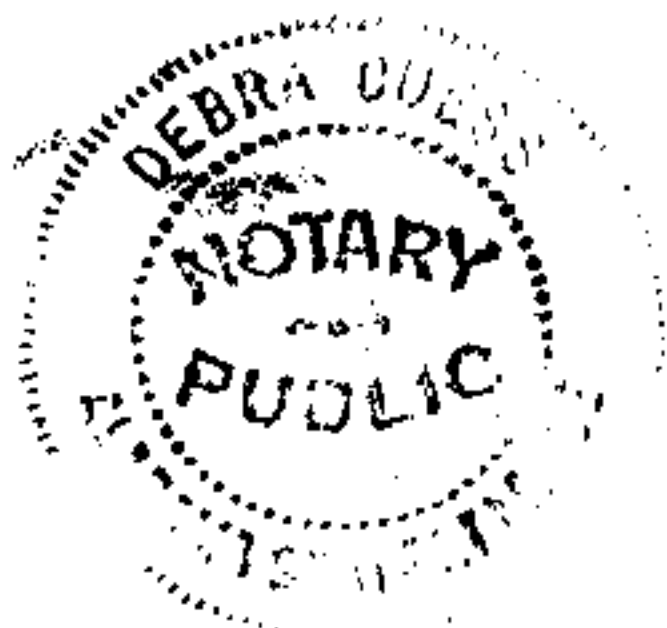
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nancy Lord Rhodes, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of Sept., 1985.

Debra Guess
Notary Public

My Commission Expires:
5/4/86



STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barbara Lord, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of Sept., 1985.

Hebra Guess
Notary Public

My Commission Expires:

5/4/86



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

1985 OCT -4 PM 4:27

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>12.00</u>
Mineral Tax		
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>20.50</u>