

This instrument was prepared by

(Name) Louis Fleisher, Attorney at Law

(Address) 529 Brown Marx Building, Birmingham, Alabama 35203

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Five Thousand and No/100 (\$75,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
DONNA LOU LORNTSON, an unmarried woman

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

HARVEY L. BENJAMIN

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Condominium Unit Number 307 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 12, Pages 2, 4 and 344, and by Misc. Book 52, Page 318, in the Office of the Judge of Probate of Shelby County, Alabama, and as shown by the plat recorded in Map Book 6, Page 62, in said Probate Office. Together with an undivided .0133124 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. Situated in Shelby County, Alabama.

Excepting therefrom title to all minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under subject property, together with all mining, drilling and excavation rights.

Subject also to: all assessments and taxes for the year 1986 and subsequent years; roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands; limitations and conditions as set forth in the Condominium Act of the State of Alabama; terms, conditions and limitations as set forth in the Declaration of Condominium By-Laws and Amendments, as recorded in Misc. Vol. 12, Page 87; amended by Misc. Volume 13, Page 2, Misc. Volume 13, Page 4 and Misc. Volume 13, Page 344, in the said Probate Office. [\$60,000.00 of said consideration was paid from the proceeds of 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 the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this
day of December, 1985.

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

1985 DEC 10 AM 8:28

JUDGE OF PROBATE

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

1986 JAN -3 PH 3:08

JUDGE OF PROBATE

DONNA LOU LORNTSON

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna Lou Lorntson 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 1985.

Notary Public