

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: William H. Halbrooks, Attorney
Suite 820 Independence Plaza
 ADDRESS: Birmingham, AL 35209

Cynthia Spafford219 Heath DriveBirmingham, AL 35243

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Seven Thousand 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,

J. Andy Mabry and wife, Beverly C. Mabry

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Cynthia Spafford(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Unit 219 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 .0111225 % interest in the common elements set forth in said declaration. Floor plans and architectural drawings of said Condominium recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

\$63,650.00 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 the said GRANTEES, their heirs and assigns, that ~~we~~ (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, we have hereunto set our hands(s) and seal(s), this 30th day of April, 1986.

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

1986 JUN -4 AM 9:37

Thomas C. Landon, Jr.
 JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

1. Deed Tax \$ 350
 2. Mtg. Tax (Seal)
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 7.00

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that J. Andy Mabry and Beverly C. Mabry, whose names 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 30th day of April, 1986.

General Acknowledgment

Wm. Halbrooks
 Notary Public.