

1257

STATUTORY WARRANTY DEED
(Without Survivorship)

This Instrument Prepared By:

Jane C. Little
2839 Culver Road
Birmingham, Alabama 35223

STATE OF ALABAMA)
JEFFERSON COUNTY)

Send Tax Notice To:

✓ Mr. Jon Arthur Lord
305 Heath Drive
Birmingham, AL 35243

TITLE NOT CHECKED
BY PREPARER

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration to the undersigned grantors, JOHN ARTHUR LORD, a/k/a JON ARTHUR LORD, an unmarried man, and PATRICIA BATES LORD, an unmarried woman, in hand paid by JOHN ARTHUR LORD, a/k/a JON ARTHUR LORD, the receipt whereof is acknowledged, we, the said JOHN ARTHUR LORD, a/k/a JON ARTHUR LORD, and PATRICIA BATES LORD, do grant, bargain, sell and convey unto the said JON ARTHUR LORD, the following described real estate, situated 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 .00890388 interest in the common elements as set forth in said declaration.

It is specifically understood and agreed that the Grantor has 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,

BOOK 222 PAGE 919

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."

NOTE: JON ARTHUR LORD is one and the same person as
JOHN ARTHUR LORD, and his name JON should be spelled JON
rather than JOHN as set out in the prior deed recorded in Book
043, p.p. 736, 737, and 738, Office of Judge of Probate,
Shelby County, Alabama.

It is the intention herein for the grantor, PATRICIA
BATES LORD, to convey all of her right, title and interest in
the above-described property, together with all improvements
thereon, including specifically any and all survivorship
interest she may possess or have previously possessed.

This property is conveyed in accordance with the terms and
conditions of the Final Judgment of Divorce, Paragraph 9, Real
Estate, rendered in Civil Action Number DR 87 505-398 CJN, on
January 5, 1988, in the Circuit Court of Jefferson County,
Alabama, Equity Division.

TO HAVE AND TO HOLD to the said GRANTEE and his assigns
forever.

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this 26th day of February, 1988.

Patricia Bates Lord
PATRICIA BATES LORD,
an unmarried woman

Jon Arthur Lord
JON ARTHUR LORD,
a/k/a JOHN ARTHUR LORD,
an unmarried man

BOOK 222 PAGE 920

STATE OF ALABAMA)

Jefferson COUNTY) GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PATRICIA BATES LORD, an unmarried woman, 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 26th day of February, 1988.

Joyce Pellard
Notary Public

My Commission Expires: 5-16-90

STATE OF ALABAMA)

Jefferson COUNTY) GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JON ARTHUR LORD, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 1988.

Jackie Pujie
Notary Public

My Commission Expires: 10-13-90

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 18 PM 2:33

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>9.50</u>