

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Overseas Office  
(205) 988-5600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) VICKY N. FONDREN  
(Address) 701 GABLES DRIVE  
BIRMINGHAM, AL. 35244

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand One Hundred Forty and no/100ths-----\$11,140.00-----

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

Tamela Lynn Mitchell, a single individual

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

Vicky N. Fondren, a single individual

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

Unit 701, Building 7, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, page 733, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real 189, page 222, Real 222, Page 691, Real 238, Page 241, and Real 269, Page 270 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to Cameron Brown Company in Real 105, Page 116 assigned to Barclays American Mortgage by Real 226, Page 244, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

1. Deed Tax ----- \$ 11.50  
2. Mtg. Tax ----- \$  
3. Recording Fee ----- \$ 3.50  
4. Indexing Fee ----- \$ 3.00  
5. No Tax Fee ----- \$  
6. Certified Fee ----- \$ 1.00  
Total ----- \$ 18.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 FEB 26 PM 2:54

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 said grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have herunto set my (our) hand(s) and seal(s) this 23rd  
day of February, 19 90

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Tamela Lynn Mitchell (Seal)  
Tamela Lynn Mitchell  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that Tamela Lynn Mitchell, a single individual

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of February, 19 90

3-10-91

My Commission Expires:

Notary Public