

WARRANTY DEED

1311

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Duval Federal Savings and Loan Association of Jacksonville, a corporation, in hand paid by Federal National Mortgage Association, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association, hereinafter called Grantee, and its purchasers or assigns, the following described property situated in Shelby County, Alabama:

Unit 121 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 as set forth in said Declaration, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption of any and all parties which have the right to redeem under the laws of Alabama. Subject to all easements and restrictions of record and advalorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.


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To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and its purchasers or assigns, Grantor hereby covenants with the said Grantee and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 26 day of September, 1990.

Duval Federal Savings and Loan
Association of Jacksonville

By: 
Karl W. Ammons, Vice President

ATTEST:


Dawn M. Hill, Asst. Secretary

SHAPIRO & KREISMAN
POST OFFICE BOX 590046
BIRMINGHAM, ALABAMA 35259

STATE OF Florida

COUNTY OF Duval

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Karl W. Ammons, whose name as Vice President of Duval Federal Savings and Loan Association of Jacksonville, 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 this conveyance, (s)he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26 day of September, 1990.

Susan M. Warwick
Notary Public, NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Oct. 25, 1992
Bonded thru Patterson-Becht Agency

GRANTEE'S ADDRESS:
Post Office Box 2260
Jacksonville, Florida 32203

Instrument prepared by:
Jeffrey E. Rowell
SHAPIRO & KREISMAN
Two Metroplex Drive, Suite 305
Birmingham, Alabama 35209

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1. Doc. Fee	NO TAX COLLECTED
2. Notary Fee	\$ 5.00
3. Recording Fee	\$ 3.00
4. Instrument Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 10.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT 23 AM 9:22

JUDGE OF PROBATE