



SEND TAX NOTICE TO:

Michael F Alexander
102 Cambrian Way
Birmingham AL 35242

JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN
(Address) 118 North 18th Street
Bessemer, AL 35020

89

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY EIGHT THOUSAND AND NO/100----(\$68,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MARION W. SPRAYBERRY and wife, MARLENE M. SPRAYBERRY,

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL F. ALEXANDER and DIANNE ALEXANDER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Condominium Unit Number 102 of Cambrian Wood Condominium, a Condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12 beginning at Page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, Page 4, and Misc. Book 13, Page 344, in the Office of the Judge of Probate of Shelby County, Alabama.

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; being situated in Shelby County, Alabama.

SUBJECT to 1991 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1991. Public Utility easements as shown on recorded plat; Reservations, conditions, easements, captions, covenants, agreement, power of attorneys, limitations on title and all other provisions contained in or incorporated by reference in the Declaration of Condominium, By-Laws and Amendments of record in Misc. Book 12, page 87, and amended by Misc. Book 13, page 2, Misc. Book 13, page 4, and Misc. Book 13, page 344, in Probate Office, amended in Deed Book 252, page 318; and in the related Articles of Incorporation and By-Laws of Cambrian Wood Condominium, Inc. creating the estate to be conveyed hereunder; Rights of Owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance; Restrictions, easements and right-of-ways of record and such zoning or other restrictions (SEE REVERSE SIDE)

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 hand(s) and seal(s), this 27th

day of November, 1990

WITNESS:

(Seal)

Marion W. Sprayberry
Marion W. Sprayberry

(Seal)

(Seal)

Marlene M. Sprayberry
Marlene M. Sprayberry

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that Marion W. Sprayberry and wife, Marlene M. Sprayberry, whose name s 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 27th day of November, A.D., 19 90

MY COMMISSION EXPIRES:

Brinda R. Fitts

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSEMER, ALABAMA 35021

BOOK 320 PAGE 251