

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND NINE HUNDRED & NO/100---- (\$70,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Connie Parrent Baxley, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jean E. Denton, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Condominium Unit Number 101 of Cambrian Wood Condominium, a survey of Condominium Village, Phase I, Inverness, as recorded in Map Book 6 Page 62 in the Office of the Judge of Probate of Shelby County, Alabama, a condominium according to the Declaration of Condominium ownership of Cambrian Wood Condominium recorded in Misc. Book 12 Page 87 and amended in Misc. Volume 13 Page 2, Misc. Vol. 13 page 4, Misc. Volume 13, Page 344 together with an undivided .0133124 percent interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration.

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

\$56,720.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 101 CAMBRIAN WAY, BIRMINGHAM, ALABAMA 35244

CONNIE PARRENT AND CONNIE PARRENT BAXLEY ARE ONE AND THE SAME PERSON.

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 have hereunto set my hand and seal, this 19th day of November, 1992.

Connie Parrent Baxley (SEAL)
Connie Parrent Baxley

STATE OF Tenn
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie Parrent Baxley, a married 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 18 day of November A.D., 1992

Jay H. Hughes
Notary Public
My Commission Expires April 28, 1993

1992-28527

12/01/1992-28527
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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