

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Betty Rose Brown

808 Gables Drive

Birmingham, AL 35244

ME: **ALAN BURDETTE, ATTORNEY**

12 - 20th Ave. N.W.

ADDRESS: **BIRMINGHAM, AL 35218**

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty five thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, The Estate of Sharon Dedinas by Phillip Bahakel, Executor

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

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

See attached legal description

Subject to easements, reservations and restrictions of record.

\$58,500.00 of the purchase price recited above was paid from the
proceeds of a mortgage loan closed simultaneously herewith.

01/15/1993-01:55 PM
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 25th
November 92
day of 19

The Estate of Sharon Dedinas

Phillip Bahakel (Seal)

BY : Phillip Bahakel, Executor

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Alan Burdette, a Notary Public in and for said County, in said State,
hereby certify that The Estate of Sharon Dedinas, by Phillip Bahakel, Executor,
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 25th day of November A. D., 1992

Unit 808, Building 8, in The Gables, 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 and Real Volume 50, page 340 and re-recorded in Real 50, page 942 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 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 and further amended in Map Book 10, page 49 in the Probate Office of Shelby County, Alabama.

Inst # 1993-01552

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