

This instrument was prepared by
(Name) Anthony D. Snable, Attorney
(Address) 2700 Highway 280 South, Suite 101
Birmingham, Al 35223

Send Tax Notice To: Dennis H. Stephens
name
4997 Heather Point
address
Birmingham, Al 35242

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Seven Thousand and no/100-----Dollars

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

Patricia Hyde McAllister, an unmarried woman

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

Dennis H. Stephens

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

Unit 120, in Cambrian Wood condominium, By-Laws and Amendments thereto as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Map Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended in 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 of Condominium, said Unit being more particularly described in the floor plans and architectural drawings of Cambrian Wood Condominium as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

- 1. Advalorem taxes for the current tax year, 1993.
- 2. Easements, restrictions and reservations of record.

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

Inst # 1993-26586

09/01/1993-26586
04:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI MCD 85.50

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 16 day of August, 1993.

(Seal)
(Seal)
(Seal)

Patricia Hyde McAllister (Seal)
Patricia Hyde McAllister (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Hyde McAllister, an unmarried 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 16 day of August, A. D., 1993.

[Signature]
Notary Public

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