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This instrument was prepared by:
(Name) Townes, Woods & Roberts
(Address) P.O. Box 96
Gardendale, AL 35071

Send Tax Notice to:
(Name) Kevin A. Serra
(Address) 104 Cambrian Way
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA }
Jefferson COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty Thousand Five Hundred Dollars & NO/100 ----- \$80,500.00 DOLLARS

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

Steve V. Serra, and wife, Aimee Scott Serra

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

Kevin A. Serra

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

See Exhibit "A" Attached Hereto For Legal Description.

Inst # 1994-04606

02/10/1994-04606
01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HCD 14.00

Inst # 1994-04606

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 (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of January, 19 94

(Seal) Steve V. Serra (Seal)

(Seal) Aimee Scott Serra (Seal)

(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 **Steve V. Serra and wife, Aimee Scott Serra**

whose name(s) **are** 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, **they** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of January, 19 94

1-31-94
My Commission Expires:

[Signature]
Notary Public

EXHIBIT "A"

Unit 104, 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 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; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$77,700.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.



Steve V. Serra



Aimee Scott Serra

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