

STATE OF ALABAMA )  
COUNTY OF ~~JEFFERSON~~ SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of SIXTY NINE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$69,500.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, DEBBIE L. WILSON, a single individual (herein referred to as "Grantor"), do grant, bargain, sell and convey unto LEILANI J. JOLLEY (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

Unit 169, 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 in Misc. Book 12, Page 2, Misc. Book 13, Page 4, and Misc. 13, Page 344, in said Probate Office together with an undivided .011122514 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.

**SUBJECT TO:**

1. Advalorem taxes or assessments for 1995 and subsequent years not yet due and payable.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1, et seq. Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Cambrian Wood Condominium, a condominium dated June 6, 1975 and recorded in Misc. Volume 12, Page 87, amended by Misc. Volume 13, Page 2; Misc. Volume 13, page 4, and Misc. Volume 13, Page 344; and Misc. Volume 52, Page 318, in the Probate Office of Shelby County, Alabama; in the By-Laws of Office; in the Articles of Incorporation of Cambrian Wood Condominium, Inc., recorded in Volume 13, Page 208, in said Probate Office.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and

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administrators shall warrant and defend the same to the said Grantees, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this \_\_\_\_ day of February, 1995.

*Debbie L. Wilson*  
DEBBIE L. WILSON

STATE OF ALABAMA        )  
  )  
JEFFERSON COUNTY        )

General acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEBBIE L. WILSON 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 23<sup>rd</sup> day of February, 1995.

[NOTARIAL SEAL]

*Judy Knight*  
Notary Public  
My Commission Expires: 2-19-99

**THIS INSTRUMENT PREPARED BY:**

W. Howard Donovan, III, Esquire  
Donovan, Vann & Richey  
One Independence Plaza  
Suite 510  
Birmingham, AL 35209  
(205) 879-6660

**SEND TAX NOTICE TO:**  
Leilani J. Jolley  
169 Cambrian Way  
Birmingham, Alabama 35242

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