

Send Tax Notice To:

Jane A. Gay
107 Cambrian Way
Birmingham, Alabama 35242
PID# 10-1-02-0-993-81.056

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Eighty-One Thousand and 00/100'S * (\$81,000.00)**

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

J. Gail Dixon and Dale C. Dixon, wife and husband

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Jane A. Gay

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

See Exhibit "A" Attached hereto for Legal Description

Subject to Ad Valorem taxes for the year 1995 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

Subject to Declaration of Condominium, By-Laws and Amendments recorded in Misc.Volume 12, Page 87; Misc.Volume 13, Page 2; and Misc.Volume 13, Page 344, in the Probate Office of Shelby County, Alabama.

Subject to Management Agreement recorded in Real 344, Page 958, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.


Inst # 1995-05663


03/06/1995-05663
08:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 94.50

Inst # 1995-05663

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28th day of February, 1995.




J. Gail Dixon


Dale C. Dixon

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Gail Dixon and Dale C. Dixon, wife and husband** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of February, 1995.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 95015RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242-4818

LOAN NO.:
OUR FILE: 95015RB

EXHIBIT "A"
LEGAL DESCRIPTION

Condominium Unit 107, of Cambrian Wood Condominium, a Condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12, beginning at Page 87, and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4, and Misc. Book 13, Page 344, in the Probate Office of Shelby County, Alabama.

Together with an undivided 0.0133124 percent interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration, and together with all of its appurtenances according to the Declaration.

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