

Send tax notice to:  
Wanda June Burke  
126 Cambrian Way  
Birmingham, Alabama 35242

This instrument prepared by:  
Stewart-Davis, P.C.  
3800 Colonnade Parkway, Suite 650  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Five Thousand and No/100 Dollars (\$75,000.00) in hand paid to the undersigned, Frances F. May, an unmarried woman, (hereinafter referred to as the "Grantor") by Wanda June Burke (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 126, 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 13, Page 344, in said Probate Office, together with an undivided 0.111225% 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. Ad valorem taxes due and payable October 1, 1995.
2. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not

07/06/1995-17705  
02:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 21.00

Inst # 1995-17705

- limited to roof, foundation, party walls, walkways and entrance.
3. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.
  4. Restrictions and covenants as recorded in Misc. Book 12, Page 87 and amended in Misc. Book 13, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344.
  5. Agreement for maintenance as recorded in Misc. Book 12, Page 165.

(\$67,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs, executors, administrators and assigns, covenant with the said Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

