

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

Inst # 1995-31433

11/01/1995-31433  
WARRANTY DEED AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 11.00

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY SIX THOUSAND & NO/100---- (\$76,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Craig H. Blair and husband, Denise R. Johnson Blair (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joseph F. Bunn, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 604, Building 6, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10 page 177 and amended in Real Volume 27 page 733, Real Volume 50 page 327, and Real Volume 50 page 340, and amended in Real 59 page 19, and By-Laws amended in Real Volume 50 page 325, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9 pages 41 through 44 and amended in Map Book 9 page 135, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$73,950.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 604 Gables Drive Hoover, Alabama 35244

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, we have hereunto set our hands and seals, this 27th day of October, 1995.

  
Craig H. Blair (SEAL)

  
Denise R. Johnson Blair (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Craig H. Blair and husband, Denise R. Johnson Blair whose names are signed to the foregoing conveyance, and who are 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 27th day of October A.D., 1995

PEGGY I. MURPHREE  
MY COMMISSION EXPIRES  
2/20/99

  
Notary Public  
2-20-99