

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Thomas L. Massey
124 Cambrian Way
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand Dollars and
No/100's-----(\$80,000.00) to the undersigned grantor or grantors in hand
paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we J. Brian Singleton and wife, Debra
Singleton, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto
Thomas L. Massey (herein referred to as GRANTEES)
as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Condominium Unit 124, of Cambrian Wood Condominium as recorded in Map Book 6,
Page 62, in the Probate Office of Shelby County, Alabama, being situated in Shelby
County, Alabama; and also as established by Declaration of Condominium, By-Laws and
Amendments thereto as recorded in Misc. Book 12, Page 87, and amended by Misc. Book
13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, and Misc. Volume 52,
Page 318, in the Probate Office of Shelby County, Alabama, together with an undivided
interest in the common elements as set forth in said Declaration; being situated in Shelby
County, Alabama.

Subject to:
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and
restrictions, easements, building lines, and limitations of record.

\$77,500.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and
assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is
severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the
entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and
assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said
GRANTEES 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 noted above, that I/we have a good right to sell and convey the same as aforesaid, and
that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES,
their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 16TH day of
September, 1995.

J. Brian Singleton
J. Brian Singleton
Debra Singleton
Debra Singleton

Inst # 1995-32880

11/14/1995-32880
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1995-32880

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Brian Singleton, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of SEPT, 1995.

X Walter Keeneland
Notary Public

My Commission Expires: My Commission Expires Oct. 6, 1997.

AFFIX SEAL

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Debra Singleton, 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 16 day of SEPT, 1995.

X Walter Keeneland
Notary Public

My Commission Expires: My Commission Expires Oct. 6, 1997.

AFFIX SEAL

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