

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

BROWN-TURNER, L.L.C.
Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

IRA H. HOLT, JR.
203 HEATH DRIVE
BIRMINGHAM, ALABAMA 35242

* 1995-36075

STATE OF ALABAMA)

COUNTY OF SHELBY)

12/15/1995-36075
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY TWO THOUSAND and 00/100 (\$82,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JOHN FREDERICK LONG, AND WIFE MARY ALAYNE B. LONG (herein referred to as GRANTORS) do grant, bargain, sell and convey unto IRA H. HOLT, JR., AN UNMARRIED MAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

UNIT 203, ACCORDING TO THE SURVEY OF CAMBRIAN WOOD CONDOMINIUM, AS RECORDED IN MAP BOOK 6, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ALSO 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 BY MISC. BOOK 13, PAGE 2, MISC. BOOK 13, PAGE 4 AND MISC. BOOK 13, PAGE 344, IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:


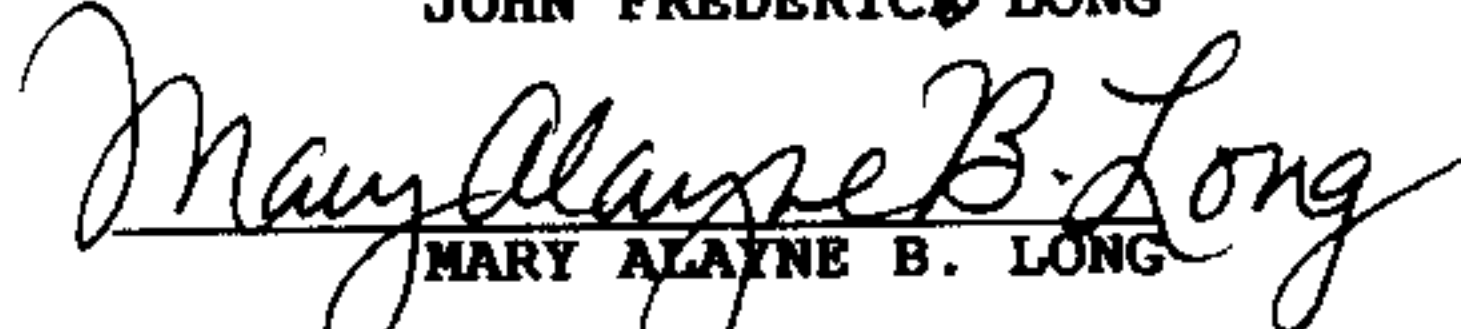
1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996.
2. Restrictions appearing of record in Misc. Volume 12, Page 87, Misc. Volume 13, page 2, Misc. Volume 13, Page 4, Misc. Volume 13, page 344 and Volume 252, Page 318.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 297, Page 889.

\$86,100.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, 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 the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOHN FREDERICK LONG, AND WIFE MARY ALAYNE B. LONG, have hereunto set his, her or their signature(s) and seal(s), this the 13th day of December, 1995.


JOHN FREDERICK LONG

MARY ALAYNE B. LONG

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN FREDERICK LONG, AND WIFE MARY ALAYNE B. LONG, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of December, 1995.


Notary Public

My commission expires: 05/03/98
Inst # 1995-36075

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