

This instrument was prepared by:
Mary Lynn Campisi
3008 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Timothy A. Payne
169 Cambrian Way
Birmingham, Alabama 35242

Inst * 1996-28369
Inst

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of NINETY ONE THOUSAND AND NO/100 (\$91,000.00) DOLLARS to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **LEILANI J. CARROLL** (formerly known as Leilani J. Jolley) and husband, **GARY MICHAEL CARROLL** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **TIMOTHY A. PAYNE** (herein referred to as GRANTEE) in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

Unit 169, 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 12, page 2, Misc. Book 13, page 4 and Misc. 13, page 344, in said Probate Office together with an undivided .011122514 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 for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama, or set forth in the Declaration of Condominium of Cambrian Wood Condominium, a condominium dated June 6, 1975, and recorded in Misc. Volume 12, page 87, and amended by Misc. Volume 13, page 2; Misc. Volume 13, page 4, and Misc. Volume 13, page 344; and Misc. Volume 52, page 318, in the Probate Office of Shelby County, Alabama; in the By-Laws of Office; in the Articles of Incorporation of Cambrian Wood Condominium, Inc., recorded in Volume 13, page 208, in said Probate Office.

\$88,950.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

GRANTOR LEILANI J. CARROLL HEREBY CERTIFIES THAT SHE IS ONE AND THE SAME PERSON AS LEILANI J. JOLLEY.

Inst * 1996-28369

08/29/1996-28369
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his 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 August, 1996.

Leilani J. Carroll
Leilani J. Carroll

Gary Michael Carroll
Gary Michael Carroll

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leilani J. Carroll and husband, Gary Michael Carroll, 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 August, 1996.

Myra G. Grissom
Notary Public
My Commission Expires: 06/16/99

Inst # 1996-28369

08/29/1996-28369
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50