

Send Tax Notice to:

Carl W. Albright, III
106 Cambrian Way
Birmingham, AL 35242
PID# 10-1-02-0-003-051.010

STATE OF ALABAMA
COUNTY OF Shelby

**WARRANTY DEED, JOINT TENANTS FOR LIFE
WITH REMAINDER TO THE SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

**NINETEEN THOUSAND, NINE HUNDRED SIXTY-SIX AND 28/100 DOLLARS
(\$19,966.28)**

and the assumption of that certain mortgage described hereinbelow to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/We,

Faye Boyd Parriah, an unmarried person

hereinafter referred to as GRANTOR(S), do hereby grant, bargain, sell and convey unto

Carl W. Albright, III and Carl W. Albright, Jr.

hereinafter referred to as GRANTEE(S), as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

Unit 106 in Cambrian Wood Condominium, By-Laws and Amendments thereto 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, a plan of which is attached and filed for record in Map Book 6, Page 62, in said Probate Office.

As part of the consideration of the within conveyance, the Grantees herein assume and agree to pay the outstanding balance secured by that certain mortgage from the Grantor herein, recorded in Instrument Number 1994-37441 in the Probate Office of Shelby County, Alabama. This conveyance is made subject to ad valorem taxes for 1997, said taxes being a lien but not due and payable until October 1, 1997 and further subject to easements, covenants and restrictions, building lines, right of way(s), limitations and agreements as the same are filed of record in said Probate Office.

TOGETHER WITH all and singular the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

As part of the consideration for the within conveyance, the GRANTEE(S) herein assume and agree to pay the present outstanding indebtedness secured by that certain mortgage from the GRANTOR(S) herein to Countrywide Funding Corporation recorded in Real Volume, Page Instrument Number 1994-37441 in the Office of the Judge of Probate of Shelby County, Alabama, according to the terms and conditions of said mortgage and the note evidencing said indebtedness.

TO HAVE AND TO HOLD unto the said GRANTEE(S) as joint tenants, with the 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 GRANTEE(S) herein, in the event one Grantee herein survives the other, the

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entire interest in fee simple in and to the property described hereinabove 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 the said GRANTOR(S) and for GRANTORS' heirs, executors and administrators does/do hereby covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that he/she/they have a good right to sell and convey the same as aforesaid; that he/she/they will and his/her/their heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), his/her/their heirs and assigns forever, against the lawful claims of all persons.

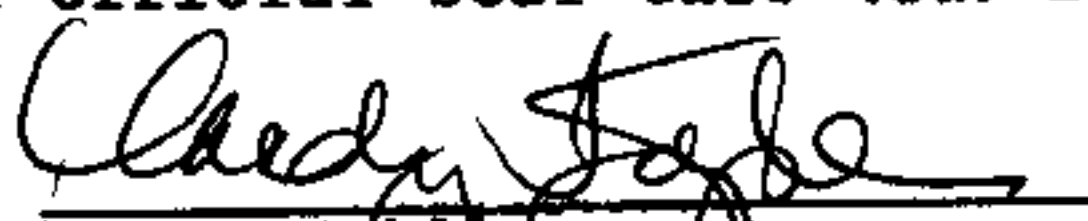
IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set his/her/their hand(s) and seal(s) on this the 13th day of December, 1996.


Faye Boyd Parrish

STATE OF FLORIDA
COUNTY OF Broward

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Faye Boyd Parrish, an unmarried person, 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/they executed the same voluntarily on the day the same bears date.

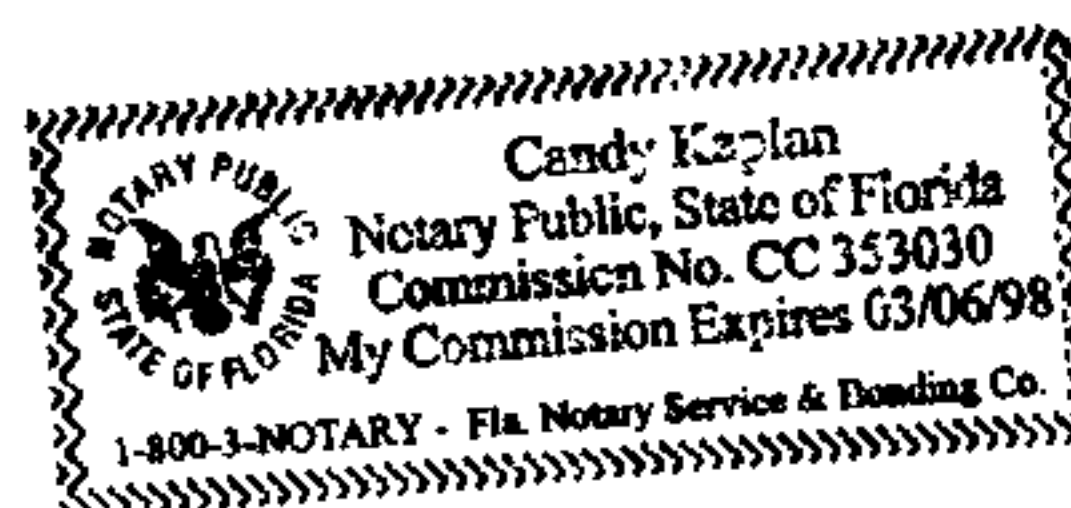
Given under my hand and official seal this 13th day of December, 1996.


Notary Public
My commission expires:

(Affix Seal)

962305

This instrument prepared by:
Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, Alabama 35223



I do hereby certify this document to be an original bearing the original signature of the Grantor.


Thomas E. Norton, Jr., Attorney

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