

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

✓ Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Margaret A. Helms
219 Heath Drive
Birmingham, AL 35242

PARCEL# 58-10-1-02-0-993-081.040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of NINETY TWO THOUSAND AND NO/100 DOLLARS (\$92,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Cynthia Spafford, an unmarried woman**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Margaret A. Helms** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit 219, 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 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 of Condominium. Floor plans and architectural drawings of said condominium recorded in Map Book 6 page 62 in the Probate Office of Shelby County, Alabama.

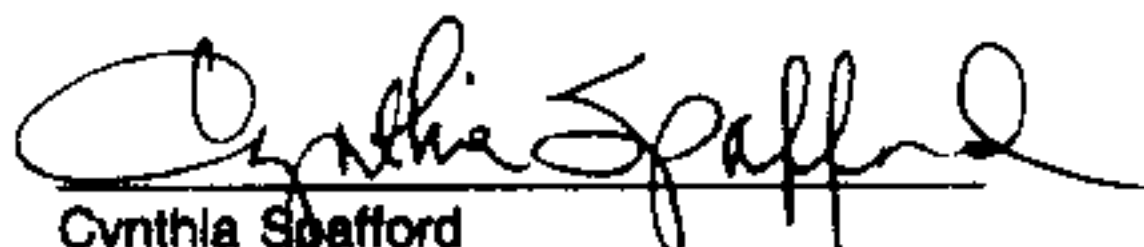
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$89,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of February, 1997.


Cynthia Spafford

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Cynthia Spafford, an unmarried woman**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of February, 1997.


Notary Public

My Commission Expires: 11/20/2000

Inst # 1997-05967

02/26/1997-05967
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 11.00

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