

Send Tax Notice To:

W.R. Beale, Jr.
133 Cambrian Way
Birmingham, Alabama 35242
PID# 10-1-02-0-993-081.047

Inst # 1997-28006

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Eighty-Five Thousand Two Hundred and 00/100 (\$85,200.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

**Doug Horne, a married person, and William Douglas Horne, II, an unmarried
person**

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

W.R. Beale, Jr.

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto For Legal Description

\$ 68160 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1997 and subsequent years not yet due
and payable.

Subject to covenants and restrictions, Declarations of Condominium and
Amendments thereto, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

The property conveyed herein does not constitute the homestead of the Grantor -
Doug Horne - nor his spouse.

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

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

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09/02/1997-28006
12:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 31.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 19th day of August, 1997.

Doug Horne
Doug Horne

William Douglas Horne, II
William Douglas Horne, II

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Doug Horne, a married person, and William Douglas Horne, II, 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 19th day of August, 1997.

Margaret McRae
NOTARY PUBLIC
MY COMMISSION EXPIRES: ~~02-25-1998~~ 2-5-99

(AFFIX SEAL)

OUR FILE NO.: 97-183M

This instrument prepared by:

Frank L. Nelson, Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

EXHIBIT "A"

Condominium Unit Number 133, of Cambrian Wood Condominium, a condominium as recorded in Map Book 6, Page 62, according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Misc. Book 12 beginning at Page 87 in the Office of the Judge of Probate of Shelby County, Alabama; and amended by Misc. Book 13, Page 2, Misc. Book 13, page 4 and Misc. Book 13, Page 344, all in said Probate Office, together with an undivided interest in the common elements as set forth in said Declaration as amended.

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