

SEND TAX NOTICE TO: KAY E. SHARPE
155 CAMBRIAN WAY
BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA,
Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY SIX THOUSAND AND NO/100 (\$76,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **NATASHA L. FRANKLIN, AN UNMARRIED WOMAN, and BARRY LOUIS DAVISON, A MARRIED**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **KAY E. SHARPE, AN UNMARRIED WOMAN**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

UNIT 155, ACCORDING TO THE SURVEY OF CAMBRIAN WOOD CONDOMINIUM AS RECORDED IN MAP BOOK 6, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY ALABAMA; AND ALSO AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO AS RECORDED IN MISC. BOOK 12, PAGE 87 AND AMENDED BY MISC. BOOK 13, PAGE 2; MISC. BOOK 13, PAGE 4 AND MISC. BOOK 13, PAGE 344, AND MISC. VOLUME 52, PAGE 318, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforementioned premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of March, 1998.

WITNESS:

Natasha L. Franklin (L.S.)
NATASHA L. FRANKLIN

Barry Louis Davison
BARRY LOUIS DAVISON

Natasha L. Franklin
in fact

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that NATASHA L. FRANKLIN, AN UNMARRIED WOMAN, and BARRY LOUIS DAVISON, A MARRIED, whose name(s) 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 official seal this 13th day of March, 1998.

S. Woodhouse
Notary Public

My commission expires: 1-3-00

Prepared by:

STEWART & ASSOCIATES, P.C.

3800 COLONNADE PARKWAY, SUITE 800

BIRMINGHAM, AL 35243

Inst # 1998-10161

03/24/1998-10161
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 13.50

Inst # 1998-10161

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that NATASHA L. FRANKLIN, whose name as Attorney-in-Fact for BARRY LOUIS DAVISON, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the date the same bears date.

GIVEN under my hand and seal on this the 13th day of March, 1998.

MY COMM. EXP:

1-3-00



NOTARY PUBLIC

Inst # 1998-10161

03/24/1998-10161
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50