

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Gene C. Ferreiro

name

317 Heath Drive

address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$95,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Betty M. Parker, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Gene C. Ferreiro and wife, Ana R. Ferreiro

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Subject to taxes for 1998.

Subject to terms and conditions of Declaration of Condominium, By-Laws and Amendments, management agreement, and easements, of record.

Subject to limitations and conditions as set forth in the Condominium Act.

\$ 91,100.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject property is not the homestead of the grantor nor her spouse.

08/05/1998-29970
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 16.00

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with 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 grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of July, 19 98.

(Seal)

(Seal)

(Seal)

Betty M. Parker

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Betty M. Parker, a married woman, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July A.D., 19 98.

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

EXHIBIT A

Condominium Unit Number 317 of Cambrian Wood Condominium, a condominium according to the Declaration of Condominium ownership of Cambrian Wood Condominium recorded in Book 12, beginning at page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided .0133124% interest appurtenant to said Unit in the common elements as set forth in Exhibit "C" of said Declaration as amended being situated in Shelby County, Alabama.

Inst # 1998-29970

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