

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SUNNY R. CLOWDUS
209 HEATH DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY THREE THOUSAND and 00/100 (\$83,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, MAXINE GRAY BENTON, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SUNNY R. CLOWDUS, AN UNMARRIED PERSON, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

UNIT 209, 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 IN MISC. BOOK 13, PAGE 2; MISC. BOOK 13, PAGE 4 AND MISC. BOOK 13, PAGE 344 AND MISC. BOOK 52, PAGE 318 AND FURTHER MODIFIED BY ORDER FOR PERMANENT INJUNCTION AS RECORDED IN INST. NO. 1997-39374 IN THE OFFICE OF THE JUDGE OF SHELBY COUNTY, ALABAMA AND AS SHOWN BY THE PLAT RECORDED IN MAP BOOK 6, PAGE 62, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Covenants, conditions, restrictions, reservations, easements, liens for easements, options, powers of attorney and limitation on title created by the Alabama Condominium Ownership Act, Section 35-8-1, Code of Alabama, 1975, and as set forth in the Declaration of Condominium, dated June 6, 1975, recorded in Misc. Book 12, page 87, as amended by instruments recorded in Misc. Book 13, page 2, 4 and 344 and by Misc. Book 52, page 318, in the Articles of Incorporated of Cambrian Wood Condominium, Inc., recorded in Misc. Book 13, page 208, in the By-Laws of Cambrian Wood Condominium, Inc., recorded in Misc. Book 12, page 151.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 48, page 372.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER RESPECTIVE SPOUSE.

MAXINE W. GRAY IS ONE AND THE SAME PERSON AS MAXINE GRAY BENTON

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MAXINE GRAY BENTON, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of August, 1998.

Maxine Gray Benton
MAXINE GRAY BENTON, ACTING BY AND THROUGH
HER ATTORNEY IN FACT, RUSSELL A. GRAY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that RUSSELL A. GRAY, whose name as Attorney in Fact for MAXINE GRAY BENTON AKA MAXINE W. GRAY, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, he, in his 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 this the 17th day of August, 1998.

[Signature]
Notary Public

My commission expires: 7/11/02

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