

Send Tax Notice To:

Frances Kathleen Cox  
120 Cambrian Way  
Birmingham, Alabama 35242  
PID# 10-1-02-0-993-081.066

## WARRANTY DEED

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **Seventy-Five Thousand and 00/100 (\$75,000.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

**Dennis H. Stephens, an unmarried person**

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

**Frances Kathleen Cox**

(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:

**Condominium Unit 120 of Cambrian Wood Condominium, a Condominium as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama. According to the Declaration of Condominium Ownership of Cambrian Wood Condominium as recorded in Book 12, 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 percent interest in the common elements as set forth in Exhibit C of said Declaration.**

**\$ 80550** 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 1999 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.

**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.

Inst # 1999-29063

07/12/1999-29063  
09:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 13.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 1st day of July, 1999.

  
Dennis H. Stephens

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dennis H. Stephens, 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 1st day of July, 1999.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 08/21/02

(AFFIX SEAL)

OUR FILE NO.: 99086RB

This instrument prepared by:  
**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
200 Cahaba Park South, Suite 104  
Birmingham, AL 35242

Inst • 1999-29063

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