

Send Tax Notice To:

Karen A. Eastman
209 Heath Drive
Birmingham, Alabama 35244
PID# 10-1-02-0-993-081.036

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Ninety-Five Thousand Seven Hundred and 00/100 (\$95,700.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Sunny R. Clowdus, an unmarried person

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

Karen A. Eastman

(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 209 of Cambrian Wood Condominium as recorded in Map
Book 6, Page 62, a condominium according to the Declaration of
Condominium Ownership of Cambrian Wood Condominium as established by
said Declarations, 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, 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.**

Mineral and Mining Rights Excepted.

\$ 78550 of the above recited consideration was paid from the proceeds of a mortgage loan of
even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due and payable.

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 • 1999-35830

08/26/1999-35830
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 20.50

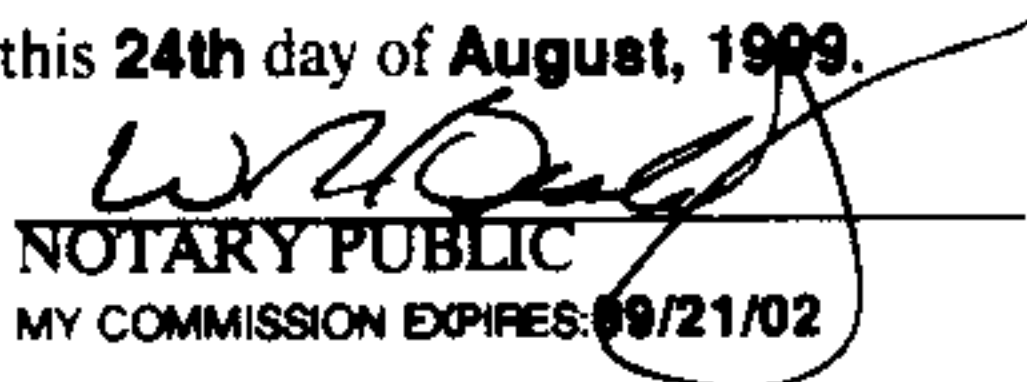
IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 24th day of August, 1999.


Sunny R. Clowdus

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sunny R. Clowdus, 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 24th day of August, 1999.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/02

(AFFIX SEAL)

OUR FILE NO.: 99111RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
900 Cahaba Park South, Suite 104
Birmingham, AL 35242

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