

Send Tax Notice To:

Leslie Sessoms  
135 Cambrian Way  
Birmingham, Alabama 35242  
PID# 10-1-02-0-999-681.062

## WARRANTY DEED

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

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of  
**One Hundred Eight Thousand Five Hundred and 00/100 (\$108,500.00)**  
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

**Arvid Hagglund, an unmarried person**

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

**Leslie Sessoms**

(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:**

**See Exhibit "A" Attached Hereto for Legal Description**

**\$ 108500** 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 2000 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 # 2000-11270

PAGE 1 of 2

04/06/2000-11270  
10:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 14.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **28th** day of **March, 2000**.

  
Arvid Hagglund

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Arvid Hagglund, 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 **28th** day of **March, 2000**.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: **09/21/02**

(AFFIX SEAL)

OUR FILE NO.: **00016RB**

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**

BEALS & ASSOCIATES, P.C.

200 Cahaba Park South, Suite 104

Birmingham, AL 35242

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unit 135, in Cambrian Wood Condominium, a Condominium according to the 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 further modified by order for permanent injunction as recorded in Inst. No. 1997-39374 in the Probate office 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.

Mineral and mining rights excepted.

**FILE NO: 00016RB**  
**BINDER NO: 129346**  
**LOAN NO: 0005861281**

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