

This document prepared by:
Law Office of John A. Gant, P. C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Kenneth Jason Falkner
112 Cambrian Way
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ninety Six Thousand and 00/100 Dollars (\$96,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, SONDRA D. MINOR, an unmarried person and ROBBY GREENE aka ROBBIE GREENE, an unmarried person (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KENNETH JASON FALKNER (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Condominium Unit 112, Cambrian Wood Condominium, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama, and also as established by Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 12, page 87 and amended in Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344 and Misc. Volume 52, page 318, 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.

Ninety Five Thousand Three Hundred and 00/100 Dollars (\$95,300.00) of the consideration is from a purchase money first mortgage which is filed simultaneously with this deed.

Robby Greene is one and the same person as Robbie Greene, grantee in that certain deed recorded in Instrument 2000-22106.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 2001-27674

07/05/2001-27674
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 15.00

Dated this the 29th day of June, 2001.

Sondra D Minor
GRANTOR: SONDRA D. MINOR

Robbie Greene
GRANTOR: ROBBY GREENE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that SONDRA D. MINOR and ROBBIE GREENE, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2001.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/01

Inst # 2001-27674

07/05/2001-27674
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KR 15.00