

SEND TAX NOTICES TO:

JUDY F. JONES
110 CAMBRIAN WAY
BIRMINGHAM, AL 35242

Inst * 2001-32871

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Two Thousand Five Hundred and no/100 Dollars (\$102,500.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **MARILYN L. DENT, an unmarried woman**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **JUDY F. JONES**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit A attached hereto and incorporated herein by reference.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2001 and subsequent years not yet due and payable.

\$50,000.00 of the purchase price recited herein was from proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, her heirs, executors, successors and assigns forever.

AND THE GRANTOR does for her heirs and executors, successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs, executors, successors and assigns shall warrant and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24th day of July, 2001.


(GRANTOR) MARILYN L. DENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marilyn L. Dent, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of July, 2001.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:

Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

08/06/2001-32872
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 66.50

EXHIBIT "A"

Unit 110, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Volume 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Volume 13 page 2; Misc. Volume 13, page 4 and Misc. Volume 13, page 344, in said Probate Office, together with an undivided .0133124% interest in the common elements as set forth in said Declaration, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama.

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