

WARRANTY DEED

This instrument was prepared by:

W. J. Hamner, Attorney at Law
P. O. Box 1143
Cullman, AL 35056

Return to:

Randy Visser
4042 Oxleystone Dr.
Birmingham AL 35242

STATE OF ALABAMA
COUNTY OF CULLMAN

I
I

KNOW ALL MEN BY THESE PRESENTS

That in consideration of ten dollars and other valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

KEVIN A. SERRA, a married man
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

RANDY D. VISSER
(herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Unit 104, according to the Survey of 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, in the Probate Office of Shelby County, Alabama; and amended by Misc. Book 13, Page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344 in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration.

Subject to easements and restrictions of record.

Subject to any liens that may be due by the North Shelby County Fire, North Shelby County Library District and Cambrian Wood condominium, Inc.

Inst # 2001-42093

The above described property is not part of the Grantor's homestead.

09/28/2001-42093
12:55 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CH 101.00

Source of title: Inst. # 1994-D4606

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of September, 2001.

(SEAL)

(SEAL)

Kevin A. Serra
(SEAL)

(SEAL)

STATE OF ALABAMA
COUNTY OF CULLMAN

I
I

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kevin A. Serra, a married man, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed on the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2001.

Commission Expiration: 6/15/03

W. J. Hamner
W.J. Hamner NOTARY PUBLIC

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