

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
R. Scott Alford
107 Cambrian Way
Birmingham, Alabama 35242

GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jane A. Gay Hurst, a married person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **R. Scott Alford, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

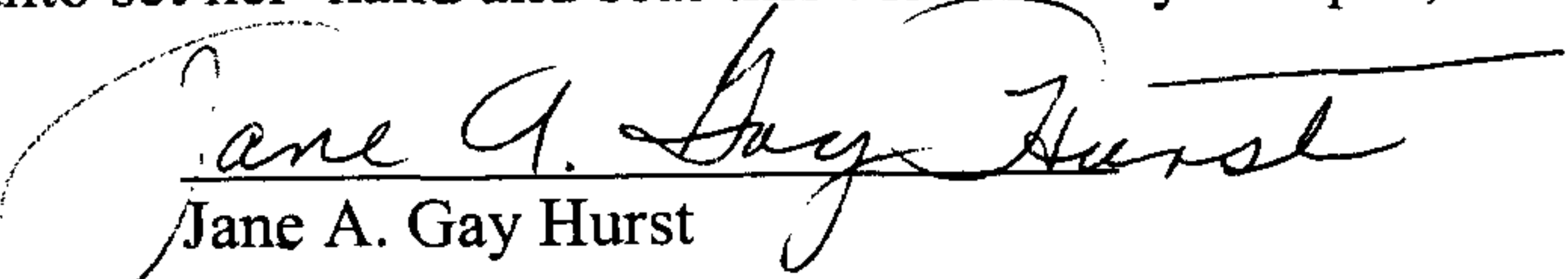
\$121,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of the grantors spouse as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.


AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29th day of April, 2002.


Jane A. Gay Hurst

STATE OF ALABAMA)

COUNTY OF SHELBY)


20020501000203610 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
05/01/2002 09:38:00 FILED/CERTIFIED

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jane A. Gay Hurst, a married person whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name voluntarily on the day the same bears date.

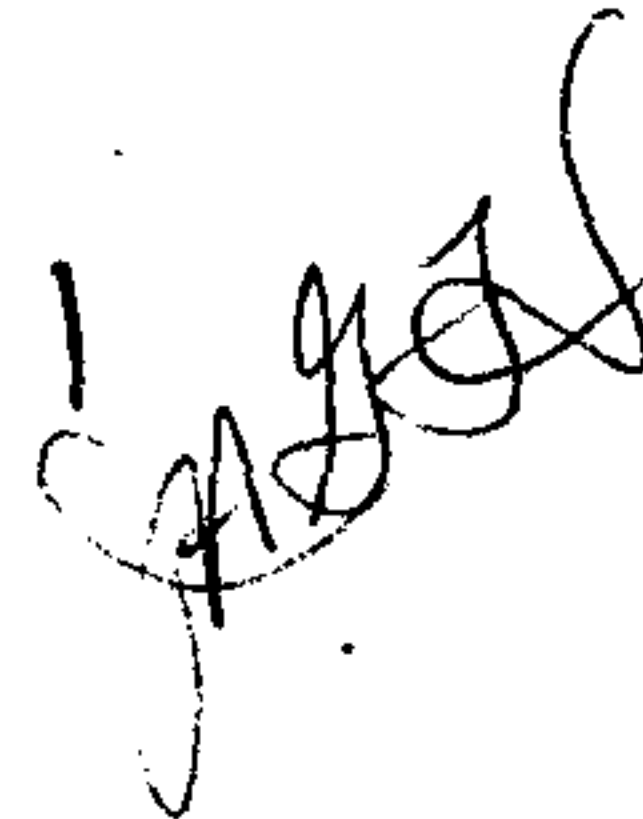
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2002.


NOTARY PUBLIC
My Commission Expires: 3/3/03

COURTNEY MASON & ASSOCIATES, P.C.
NOTARY PUBLIC
COMMISSION EXPIRES MARCH 3, 2003

EXHIBIT "A"

Concominium Unit Number 107 of Cambrian Wood Condominium, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recoded in Misc. Book 12, beginning at Page 87 and amended in Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in the Office of the Judge of Probate of Shelby County, Alabama. TOGETHER with a .0133124 percent interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration, and together with all of its appurtenances according to the Declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be "J. G. Jones" or similar, written in a cursive style.

20020501000203610 Pg 2/2 18.00
Shelby Cnty Judge of Probate, AL
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