

This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

JOSEPHINE A. MIRANDA  
175 CAMBRIAN WAY  
BIRMINGHAM, AL 35242

File #S02251

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **NINETY THREE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$93,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **CARLA ANN MITCHELL and HUSBAND, HAROLD M. MITCHELL; and THOMAS LEMUEL JOHNS and WIFE, NITA J. JOHNS** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JOSEPHINE A. MIRANDA** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to-wit:

**UNIT 175, ACCORDING TO THE SURVEY OF CAMBRIAN WOOD CONDOMINIUM, AS RECORDED IN MAP BOOK 6, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA; AND ALSO ESTABLISHED BY DECLARATION TO CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO AS RECORDED IN MISC. BOOK 12, PAGE 87, 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 .0111224 PERCENT INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION. BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2002.
2. Easements, restrictions, covenants and reservations of record.


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 31st day of May, 2002.

 (SEAL)  
CARLA ANN MITCHELL

 (SEAL)  
HAROLD M. MITCHELL

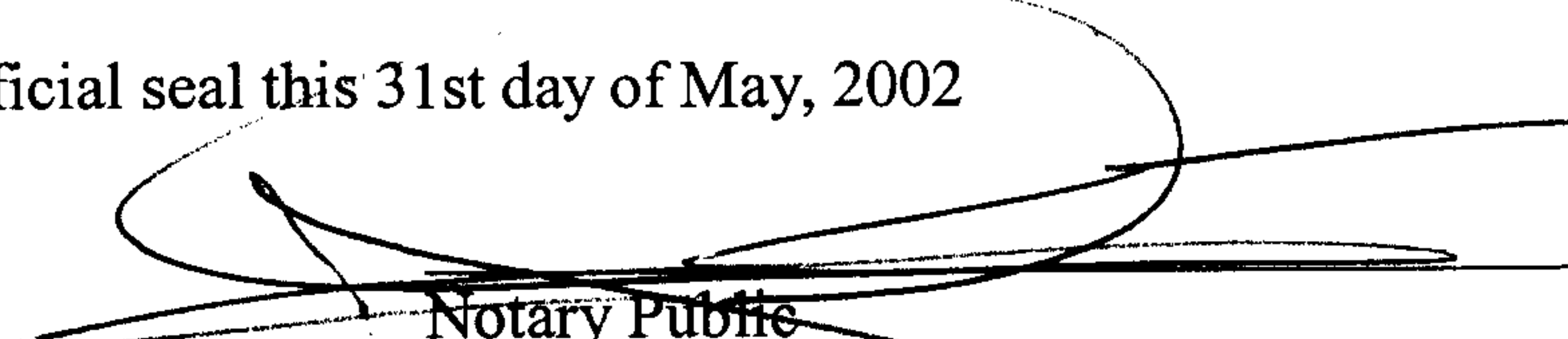
 (SEAL)  
THOMAS LEMUEL JOHNS

 (SEAL)  
NITA J. JOHNS

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that **CARLA ANN MITCHELL and HUSBAND, HAROLD M. MITCHELL** 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.

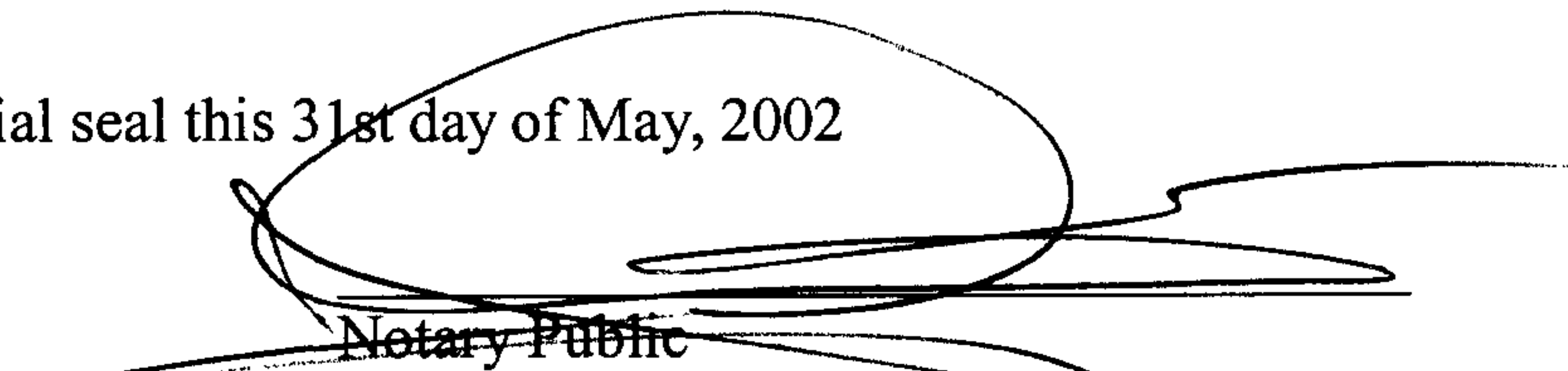
Given under my hand and official seal this 31st day of May, 2002

  
Notary Public  
My commission expires: 11-2-03

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that **THOMAS LEMUEL JOHNS and WIFE, NITA J. JOHNS** 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 31st day of May, 2002

  
Notary Public  
ANTHONY D. SNABLE  
My commission expires: 11/2/03