This instrument was prepared by:

Patrick F. Smith

Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.

2121 Highland Avenue South Birmingham, Alabama 35205

Kyle V. Jones 119 Cambrian Way Birmingham, AL 35242

SEND TAX NOTICE TO:

GENERAL WARRANTY DEED

20050321000126090 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/21/2005 10:59:33AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Thousand Seven Hundred Fifty and 00/100 Dolalrs to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, James A. Haggerty, Jr., a single man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kyle V. Jones (hereinafter grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Unit 119, in Cambrian Wood Condominium, By-Laws and Amendments thereto 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; Misc. Book 13, page 344 and Misc. Book 52, page 318, in said Probate Office, together with an undivided .0111225 interest in the common elements as set forth in said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Cambrian Wood Condominium as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama,

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters that may be viewed by observation, including but not limited to:

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Condominium Ownership Act as set forth: in the Declaration of Condominium of Cambrian Wood, a condominium, recorded Misc. Book 12, page 87 amended by Misc. Book 13, page 2; Misc Book 13, page 4; Misc. Book 13, page 344 and Misc. Book 52, page 318, in the Articles of Incorporation recorded in Misc. Book 13, page 208, in the By Laws recorded Misc. Book 12, page 151;

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 28, 2005.

recited and a mortgage mortgage

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Haggerty, Jr., 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 conveyance he executed the same voluntarily on the day the same bears date.

Wen undermy Rand and official seal on February 28, 2005.

Notary Public

Commission Expires: 10/06/2505

Shelby County, AL 03/21/2005

State of Alabama

Deed Tax:\$1.00

{W0182552.1 10000-00357}