

20060125000040120 1/2 \$150.50
Shelby Cnty Judge of Probate, AL
01/25/2006 09:59:04AM FILED/CERT

Shelby County, AL 01/25/2006
State of Alabama

Deed Tax: \$136.50

NTC 0600015

Send tax notice to:

David L. Cunningham

327 Heath Drive

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Six Thousand, Five Hundred and 00/100 Dollars (\$136,500.00) in hand paid to the undersigned Ewan M. Tytler and Bridget R. Tytler, husband and wife, (hereinafter referred to as Grantors") by David Lee Cunningham and Laura D. Cunningham (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 327, according to the Survey of Cambrian Wood Condominium as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama, 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 and Misc. Book 13, Page 4 and page 344 in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration, being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

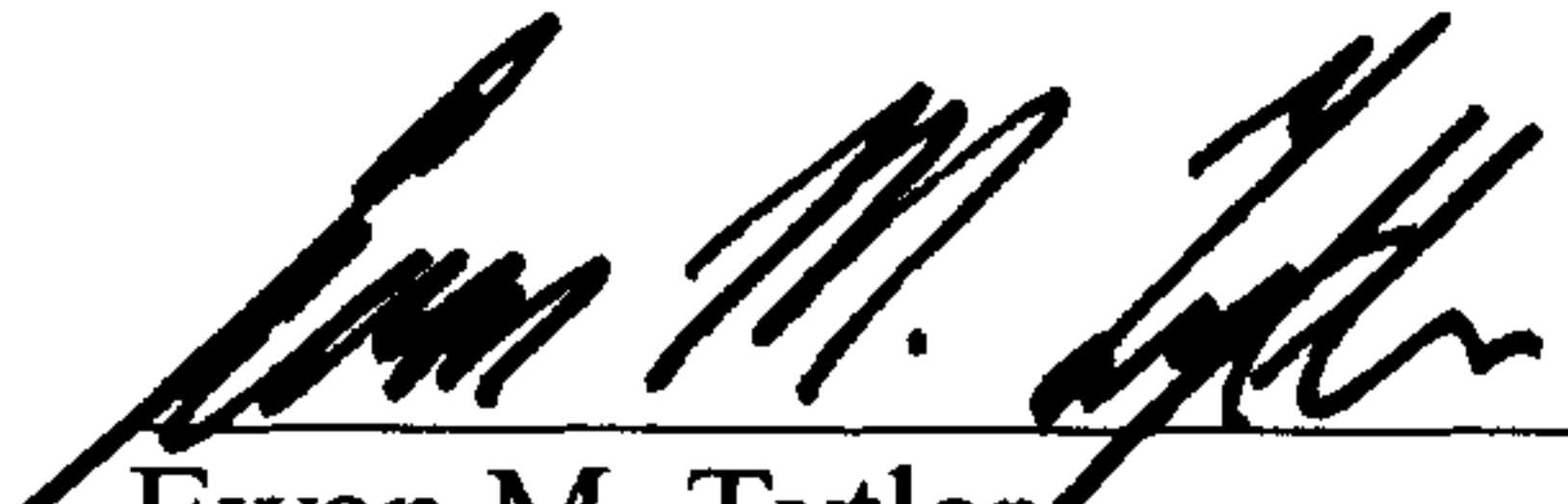
\$ 0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

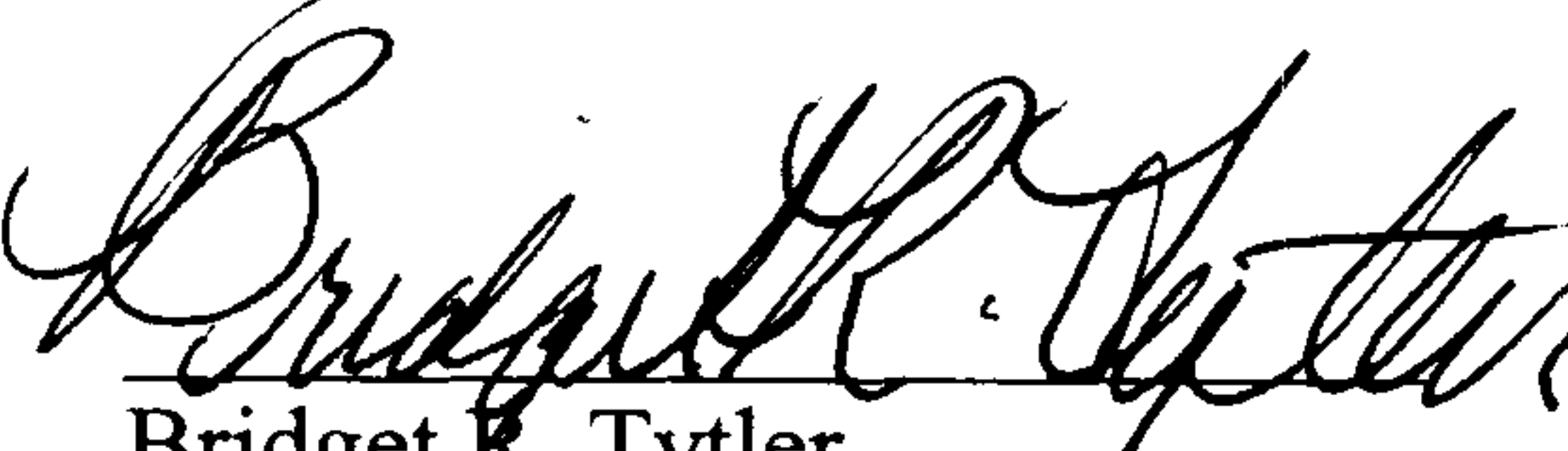
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor(s) Ewan M. Tytler and Bridget R. Tytler hereunto set their signature(s) and seal(s) on January 16, 2006.


Ewan M. Tytler


Bridget R. Tytler


STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ewan M. Tytler and Bridget R. Tytler, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of January, 2006.

(NOTARIAL SEAL)




Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06