200604200000185200 1/2 \$40.50 Shelby Cnty Judge of Probate, AL 04/20/2006 12:12:27PM FILED/CERT

SEND TAX NOTICE TO: MELVIN G. DUPUIS 219 HEATH DRIVE, UNIT 219 BIRMINGHAM, AL 35242 Shelby County, AL 04/20/2006 State of Alabama

Deed Tax: \$26.50

WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$131,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, LEAH M. BURNS SUTTON and PATRICK SUTTON, WIFE AND HUSBAND, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto MELVIN G. DUPUIS, AN UNMARRIED MAN, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$105,200.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORIGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

WITNESS:

WITNESS:

WITNESS:

PATRICK SEPTON

PATRICK SEPTON

PATRICK SEPTON

PATRICK SEPTON

PATRICK SEPTON

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that LEAH M. BURNS SUTTON and PATRICK SUTTON, WIFE AND HUSBAND, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 17th day of April, 2006.

Motary Public

My commission expires:

Prepared by:

CHRISTOPHER P. MOSELEY

MOSELEY & ASSOCIATES, P.C.

2871 ACTON ROAD, SUITE 101

BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

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EXHIBIT "A"

UNIT 219, IN CAMBRIAN WOOD CONDOMINIUM, LOCATED IN SHELBY COUNTY, ALABAMA, 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 OF CONDOMINIUM. FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF SAID CONDOMINIUM RECORDED IN MAP BOOK 6, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.