

Shelby County, AL 09/05/2006 State of Alabama

Deed Tax: \$10.00

## 06-0361

## Warranty Deed

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of One Hundred Ninety-Three Thousand Dollars (\$193,000) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Timothy D.** Cannada, an unmarried man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jennifer Sides (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, towit:

Condominium Unit No. 201 of Cambrian Wood Condominium, a condominium, as recorded in the Map Book 6, Page 62, according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12, beginning at Page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in the Probate Office of Shelby County, Alabama. Together with an undivided interest in appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\*\$183,350.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.

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
31 st day of August, 2006.
(Seal) Timothy D. Cannada
STATE OF ALABAMA
countrof Shelby
I, Byan Gregg, a Notary Public, in and for said County in said State, hereby certify that <b>Timothy D. Cannada</b> 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 this $31^{5+}$ day of $905+$ , 2006.
Notary Public - Legy
My Commission Expires: $10-6-2007$
Send Tax Notice To & This Instrument Prepared By:  Jennifer Sides  201 Heath Drive  Birmingham, AL 35242