

20071228000581530 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/28/2007 11:59:00AM FILED/CERT

PLEASE RETURN TO:

This instrument was prepared by:  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

David P. Condon, PC  
100 Union Hill Drive  
Suite 200  
Birmingham, AL 35209  
(205)871-2133

Send tax notice to:  
Marcie Corser  
203 Heath Drive  
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Thirteen Thousand Eight Hundred and 00/100 Dollars (\$113,800.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Ira H. Holt Jr.**, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Marcie Corser**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A"**

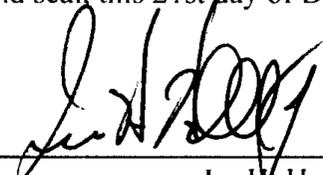
\$113,800.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to: (1) 2008 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

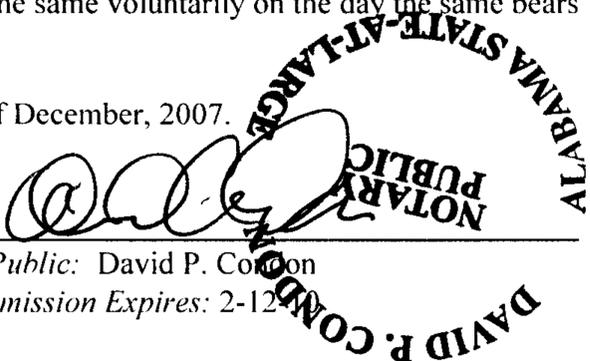
IN WITNESS WHEREOF, I have set my hand and seal, this 21st day of December, 2007.

By:  (Seal)  
Ira H. Holt Jr.

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Ira H. Holt 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2007.

  
Notary Public: David P. Condon  
My Commission Expires: 2-12-10



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# Exhibit "A"

Unit 203, in Cambrian Wood Condominium, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama, and as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Pages 2, and 344, and in Misc. Book 52, page 318, in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration