

WARRANTY DEED

20081202000454270 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
12/02/2008 09:29:30AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
ANGELA SPINA

(Name)

(Name)

1 PERIMETER PARK SOUTH, STE 325N
BIRMINGHAM, ALABAMA 35243

403 CAMBRIAN RIDGE DRIVE
PELHAM, AL 35124

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF Shelby

Shelby County, AL 12/02/2008
State of Alabama

Deed Tax: \$12.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND TWENTY ONE THOUSAND AND NINE HUNDRED dollars (\$121,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), ALAN NORTHAM, AN UNMARRIED PERSON (herein referred to as Grantor) do, grant, bargain, sell and convey unto ANGELA SPINA, AN UNMARRIED PERSON (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 50, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, AS RECORDED IN MAP BOOK 21, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 109,710.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and

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defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 11/20/08.



ALAN NORTHAM

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that ALAN NORTHAM, _____ whose names 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 and official seal, this 11/20/08.



Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011