


Document Prepared By:
Shannon R. Crull, P. C.
3400 Independence Dr., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To:
Patrick M. Milburn
173 Cambrian Way
Birmingham, AL 35242

GENERAL WARRANTY DEED


20091106000416640 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
11/06/2009 01:46:26 PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Thirty-Two Thousand One Hundred Ninety-Eight Dollars and NO/100 (\$132,198.00)** in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Tommy Limbaugh and Marcia Limbaugh, husband and wife**, (herein referred to as **Grantors**) do grant, sell, bargain and convey unto **Patrick M. Milburn** (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit "A" attached hereto for legal description.

Said property has the mailing address of: 173 Cambrian Way, Birmingham, AL 35242

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

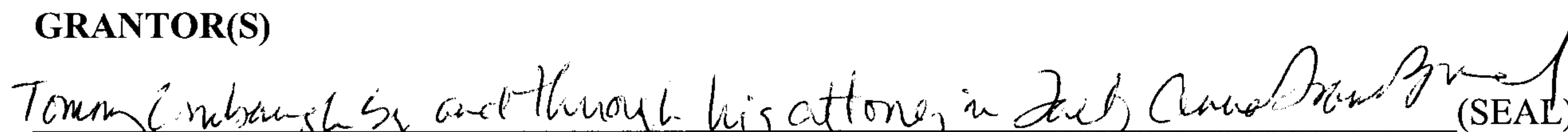
\$129,803.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

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

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

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal, this **28th** day of **October, 2009**.

GRANTOR(S)


Tommy Limbaugh by and through his Attorney in Fact, Anna Frances Bradley (SEAL)

Remaining signatures and Notary Acknowledgment to follow on subsequent page.

Anna Frances Bradley as Attorney in Fact for Tommy Limbaugh (SEAL)
Anna Frances Bradley as Attorney in Fact for Tommy Limbaugh

Marcia Limbaugh by and through her Attorney in Fact Anna Frances Bradley (SEAL)
Marcia Limbaugh by and through her Attorney in Fact, Anna Frances Bradley

Anna Frances Bradley as Attorney in Fact for Marcia Limbaugh (SEAL)
Anna Frances Bradley as Attorney in Fact for Marcia Limbaugh

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anna Frances Bradley**, whose name as Attorney in Fact for **Tommy Limbaugh and Marcia Limbaugh**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2009.

Notary Seal



Shannon R. Crull

Notary Public

Shannon R. Crull

My commission expires: 04/02/2012

Shelby County, AL 11/06/2009

State of Alabama

Deed Tax : \$2.50



20091106000416640 2/3 \$19.50
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Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

Unit 173, in Cambrian Wood Condominium, by Laws and Amendments thereto as established by Declaration of Condominium, By-Laws and Amendments thereto 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, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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