



20100902000283490 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
09/02/2010 09:49:43 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

JONATHAN CHAD CHANDLER
169 CAMBRIAN WAY
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 09/02/2010

State of Alabama

Deed Tax : \$2.50

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY THOUSAND DOLLARS 00/100 (\$130,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **GUY H. DAVIES and PATRICIA C. DAVIES, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JONATHAN CHAD CHANDLER**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Unit 169, 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 .011122514 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.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
2. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
4. **MANAGEMENT AGREEMENT IN BOOK 344, PAGE 958.**
5. **COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTION 35-8-1 ET SEQ, CODE OF ALABAMA 1975, OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF CAMBRIAN WOOD CONDOMINIUM, A CONDOMINIUM DATED JUNE 6, 1975 AND RECORDED IN MISC. BOOK 12, PAGE 87, AMENDED BY MISC. VOLUME 13, PAGE 2; MISC. VOLUME 13, PAGE 4; AND MISC. VOLUME 13, PAGE 344; AND MISC. VOLUME 52, PAGE 318, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN THE BY-LAWS OF CAMBRIAN WOOD CONDOMINIUM, INC., RECORDED IN MISC. VOLUME 12, PAGE 151 IN SAID PROBATE OFFICE; IN THE ARTICLES OF INCORPORATION OF CAMBRIAN**


**WOOD CONDOMINIUM, INC., RECORDED IN INCORPORATION
VOLUME 13, PAGE 208.**

\$127,645.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **GUY H. DAVIES and PATRICIA C. DAVIES**, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of August, 2010.

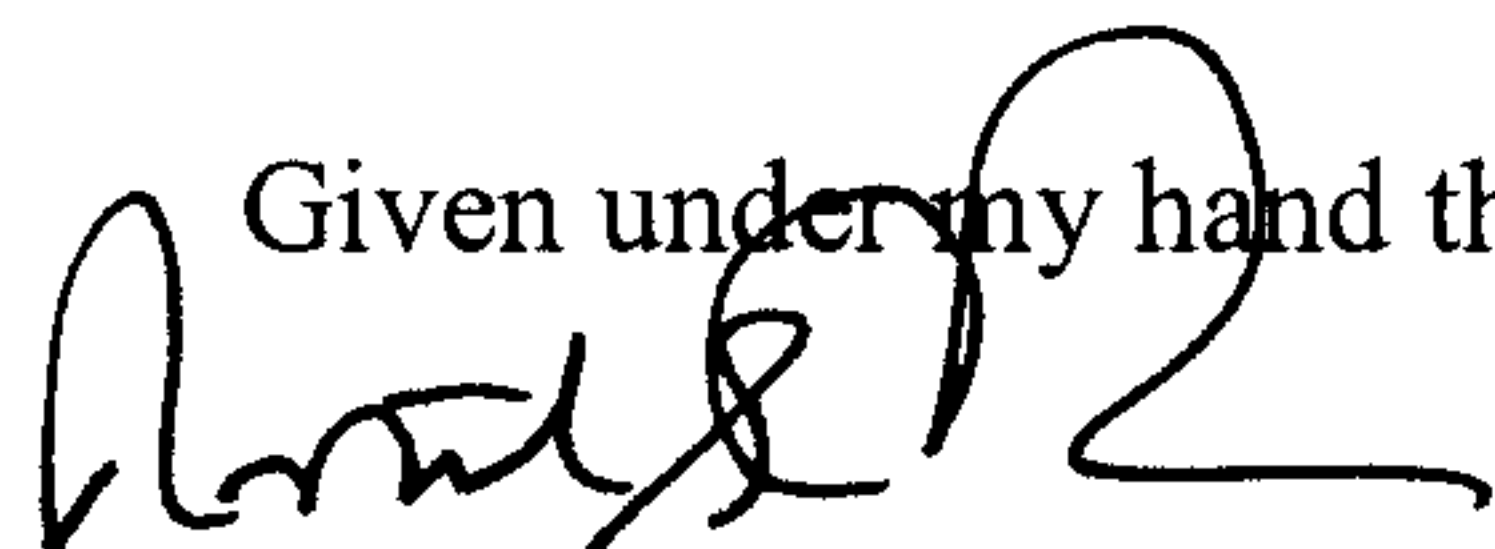

GUY H. DAVIES


PATRICIA C. DAVIES

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GUY H. DAVIES and PATRICIA C. DAVIES**, 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, or they executed the same voluntarily on the day the same bears date.


Given under my hand this the 23rd day of August, 2010.

Notary Public

My commission expires: 7.13.14

