

20120103000003600 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
01/03/2012 03:37:23 PM FILED/CERT

Send tax notice to:
BENNIE L. DAVIS
2932 COATBRIDGE LANE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2011480

Shelby County, AL 01/03/2012
State of Alabama
Deed Tax: \$19.00

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$92,750.00) to the undersigned, MICHAEL LEDET, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD H. COLLIN, DECEASED, PROBATE CASE NO. PR-2010-000114 (hereinafter referred to as Grantors) in hand paid by BENNIE L. DAVIS and CHRISTIE A. DAVIS (hereinafter referred to as Grantees), the receipt of which is hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Rights of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 165, IN 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 IN MISC. BOOK 13, PAGE 344, MISC. BOOK 52, PAGE 318, IN THE 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.

SOURCE OF TITLE: INSTRUMENT #2005114000594170

SUBJECT TO:

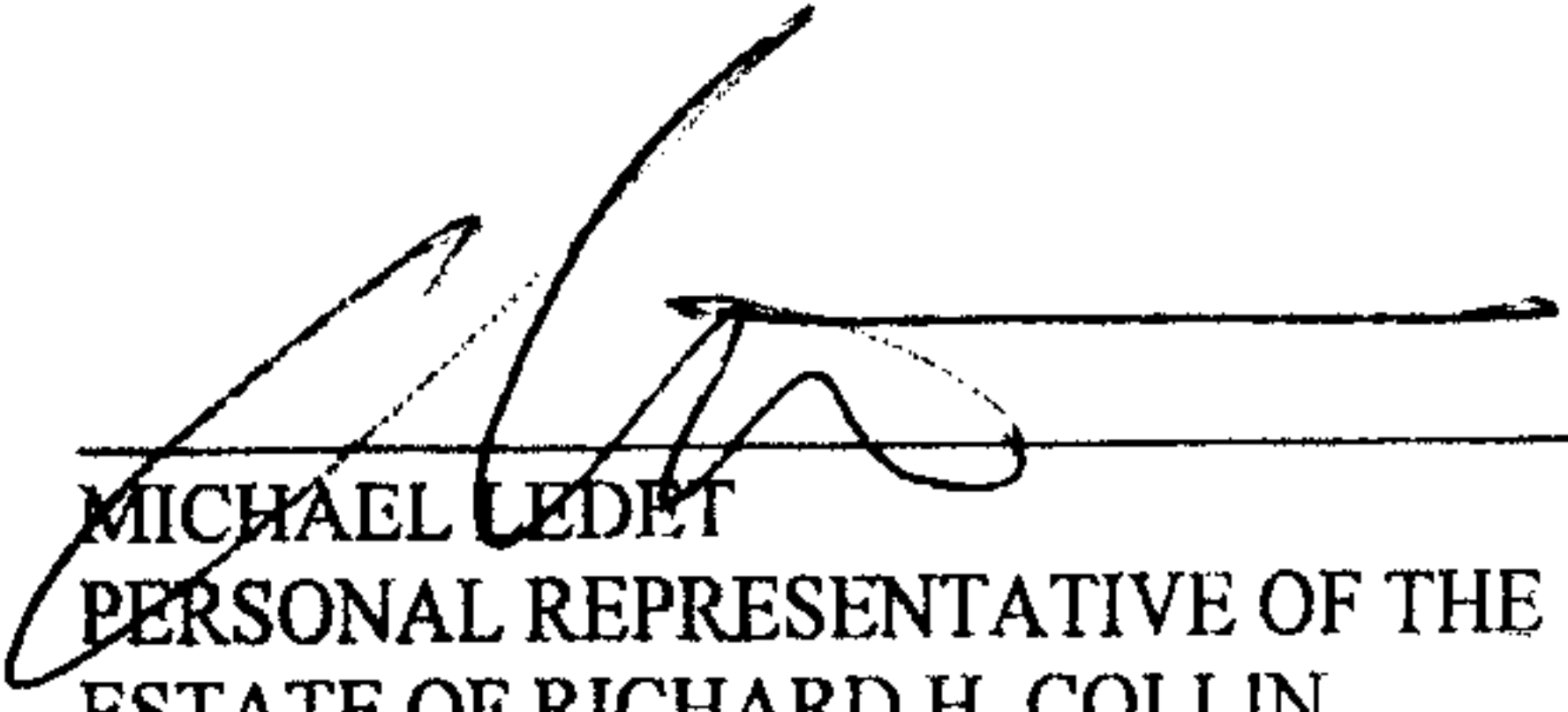
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
4. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
5. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
6. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
7. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF CAMBRIAN WOOD CONDOMINIUM RECORDED IN MAP BOOK 6, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. ANY PRIOR RESERVATION OR COVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND

- CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
9. DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERE TO AS RECORDED IN MISC. VOLUME 12, PAGE 87, IN MISC. VOLUME 13, PAGES 2, 4 AND 208, IN MISC. VOLUME 13, PAGE 344, MISC. VOLUME 52, PAGE 318 AND IN MISC. VOLUME 12, PAGE 151.
 10. MANAGEMENT AGREEMENT AS RECORDED IN REAL BOOK 344, PAGE 938.
 11. ORDER FOR PERMANENT INJUNCTION AS RECORDED IN INSTRUMENT #1997-39374.

\$ 74,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

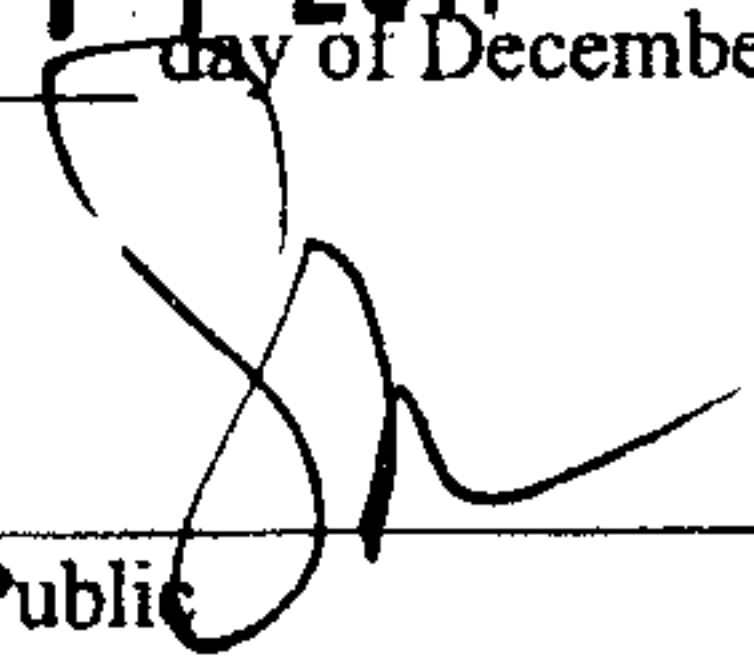
IN WITNESS WHEREOF, Grantor, MICHAEL LEDET, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD H. COLLIN, DECEASED, PROBATE CASE NO. PR-2010-000114, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 14 day of December, 2011.


MICHAEL LEDET
PERSONAL REPRESENTATIVE OF THE
ESTATE OF RICHARD H. COLLIN
PROBATE CASE NO. PR-2010-000114

STATE OF Louisiana
COUNTY OF Tangipahoa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL LEDET, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD H. COLLIN, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Personal Representative of the Estate of Richard H. Collin, Deceased, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the DEC 14 2011 day of December, 2011.


Notary Public
Print Name:
Commission Expires:

**SUZANNE ROSSIE
NOTARY PUBLIC # 8959
MY COMMISSION EXPIRES
AT DEATH**

Responsible for Michael Ledet's Signature only!