

This form furnished by:

\$30.00

This instrument was prepared by:

(Name) HAROLD M. BIEBEL, JR.

(Address) 125 CAMBRIAN WAY, BIRMINGHAM AL 35242

Send Tax Notice to:

(Name) HAROLD M. BIEBEL, JR.

(Address) 125 CAMBRIAN WAY, BIRMINGHAM AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 and other good and valid considerations. DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, HAROLD M. BIEBEL, JR. AND JUDITH S. BIEBEL (WIFE)

(herein referred to as grantors), do grant, bargain, sell and convey unto

HAROLD M. BIEBEL, JR. AND JUDITH S. BIEBEL (WIFE) AND ERIKA W. KIDD (DAUGHTER)

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Condominium Unit Number 125 of CAMBRIAN WOOD CONDOMINIUM, a condominium according to the Declaration of Condominium Ownership of Condominium Ownership of CAMBRIAN WOOD CONDOMINIUM recorded in Book 12, beginning at page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in the office of the Judge of Probate of Shelby County, Alabama.

Together with an undivided .0133124 percent interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and

Together with all of its appurtenances according to the Declaration.

This conveyance is subject to the following:

1. Easements, rights of way, setback lines of record and any applicable zoning ordinances.
2. Mineral and mining rights not owned by GRANTOR.
3. Subject to all of the provisions of the aforesaid Declaration of Condominium Ownership; and the GRANTEE assumes and agrees to observe and to perform all obligations of GRANTEE under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the aforesaid Unit and condominium.



20120420000136180 1/1 \$43.00
Shelby Cnty Judge of Probate, AL
04/20/2012 11:49:24 AM FILED/CERT

Shelby County, AL 04/20/2012
State of Alabama
Deed Tax: \$30.00

TO HAVE AND TO HOLD, Unto the said GRANTEES 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this

day of April, 19 2012.

WITNESS

(Seal)

(Seal)

(Seal)

Bradley Smith

MY COMMISSION EXPIRES
12/22/2015

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

County

General Acknowledgment

I, Bradley Smith, a Notary Public in and for said County, in said State, hereby certify that Harold M. Biebel and Judith S. Biebel, 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, and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of April

A.D., 2012

12/22/2015

Bradley Smith

Notary Public