

This Instrument was Prepared by:  
Shannon E. Price  
P. O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Margaret T. Lucas  
135 Cambrian Way  
Birmingham, AL 35242

## WARRANTY DEED

20120910000342200 1/4 \$50.50  
Shelby Cnty Judge of Probate, AL  
09/10/2012 02:23:20 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Thirty One Thousand Nine Hundred Dollars and No Cents (\$131,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Alexander Living Trust, Dated June 23, 2009**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Margaret T. Lucas, an unmarried woman, whose mailing address is 135 Cambrian Way, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is 135 Cambrian Way, Birmingham, AL 35242**; to wit;

UNIT 135, CAMBRIAN WOOD CONDOMINIUM, LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY THE 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; 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.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$102,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.**

1. All taxes for the year 2012 and subsequent years, not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

3. Rights or claims of parties in possession not shown by the public records.

4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

5. Such state of facts as shown on subdivision plat recorded in Plat Book 6, Page 62.

6. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

7. Covenants, conditions, restrictions, reservations, easements, liens for easements, options, powers of attorney and limitation on title created by the Alabama 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, recorded in Misc. Book 12, Page 87, amended by Misc. Book 13, Page 2, 4, and 344 and by Misc. Book 52, Page 318, in the Probate Office of Shelby County, Alabama in the By-Laws of Cambrian Wood Condominium, Inc., recorded in Misc. Book 12, Page 151 in said Probate Office; in the Articles of Incorporation of Cambrian Wood Condominium, Inc., recorded in Misc. Book 13, Page 208.

8. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.

9. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

TO HAVE AND TO HOLD to the said Grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all person.

Shelby County, AL 09/10/2012  
State of Alabama  
Deed Tax: \$29.50



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of August, 2012.

Michael F. Alexander Trustee  
The Alexander Living Trust, Dated June 23, 2009,  
By: Michael F. Alexander, Trustee

Dianne B. Alexander  
The Alexander Living Trust, Dated June 23, 2009,  
By: Dianne B. Alexander, Trustee

State of Alabama

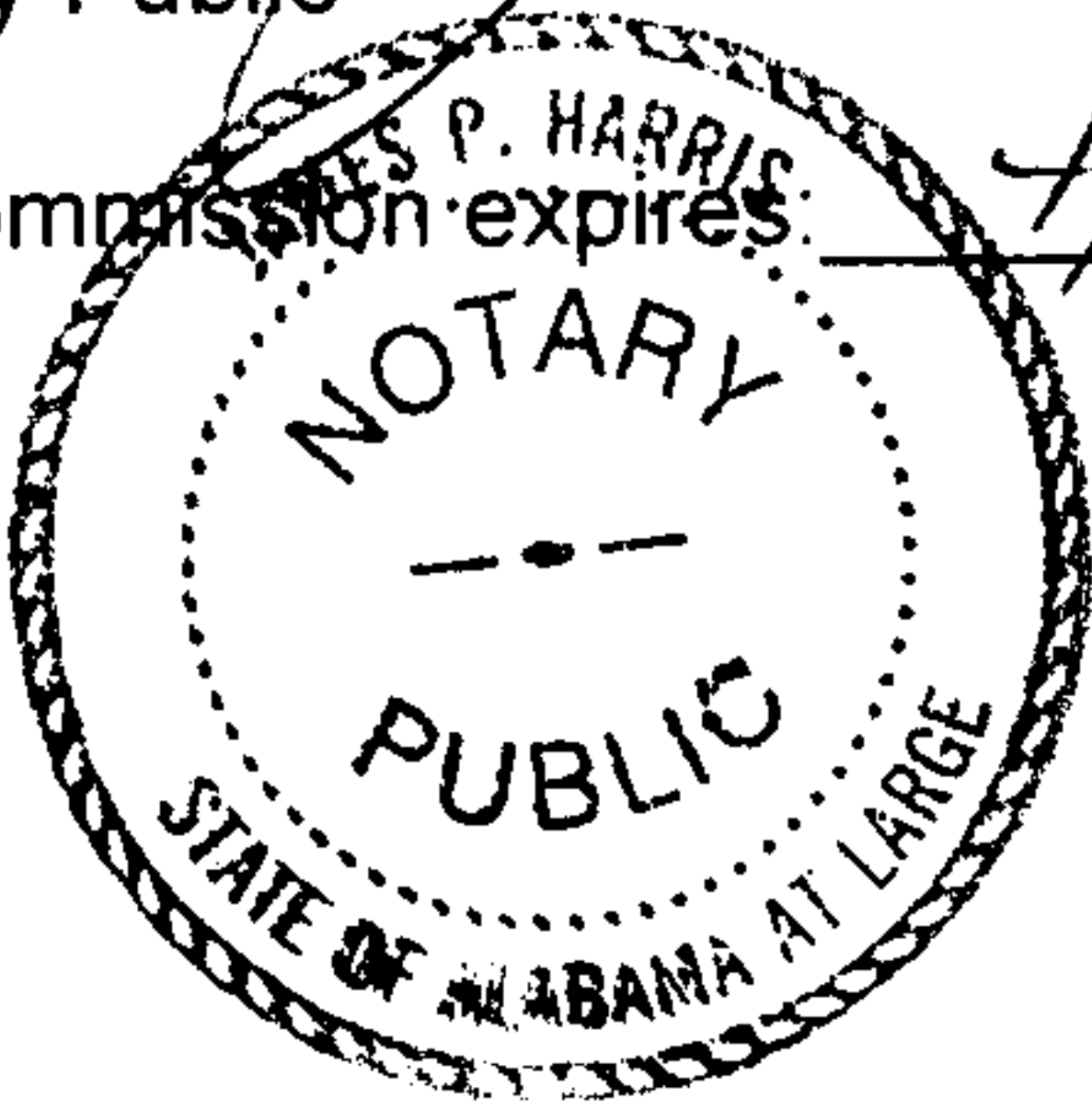
}

Jefferson County

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael F. Alexander and Dianne B. Alexander, whose name as Trustee's of The Alexander Living Trust, Trust, dated June 23, 2009, 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, he, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.  
Given under my hand this August 24, 2012.

[Signature]  
Notary Public

My commission expires: 4/8/2014



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## Real Estate Sales Validation Form

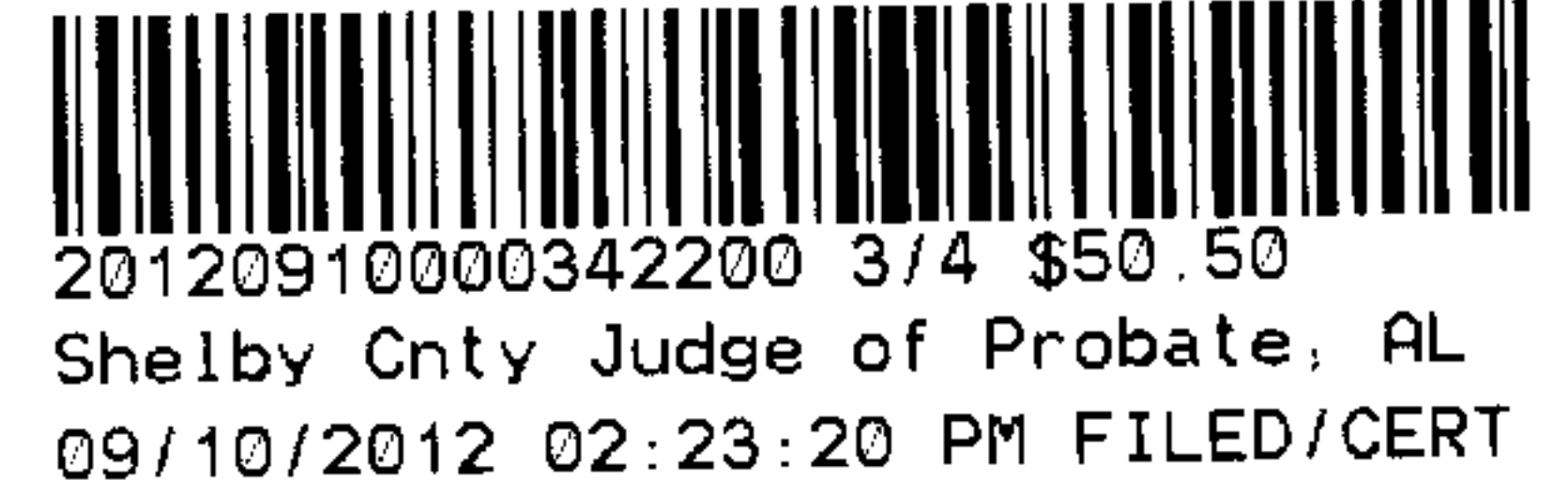
**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name The Alexander Living Trust, Dated  
June 23, 2009, By: Michael F.  
Alexander, Trustee  
The Alexander Living Trust, Dated  
June 23, 2009, By: Dianne B.  
Alexander, Trustee

Mailing Address 5101 Willow Circle  
Bham Alabama  
35242

Property Address 135 Cambrian Way  
Birmingham, Alabama 35242

Grantee's Name Margaret T. Lucas



Mailing Address 135 Cambrian Way  
Birmingham, Alabama 35242

Date of Sale August 24, 2012  
Total Purchase Price \$131,900.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 24, 2012

Print Michael F. Alexander Trustee  
Dianne B Alexander Trustee Form RT-1

Unattested

*Janet H. Harn*  
(verified by)

Sign

*Dianne B. Alexander Trustee*

*Michael F. Alexander Trustee*

(Grantor/Grantee/Owner/Agent) circle one



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