

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Brandon Harris  
131 Cambrian Way  
Bham, AL 35242

Warranty Deed

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$123,500.00, the amount of which can be verified in the 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 William J. Bento, an unmarried man, whose mailing address is 935 AL Hwy. 144 Bagdad, AL 35131 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brandon Harris, whose mailing address is 131 Cambrian Way, Bham, 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 131 Cambrian Way, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

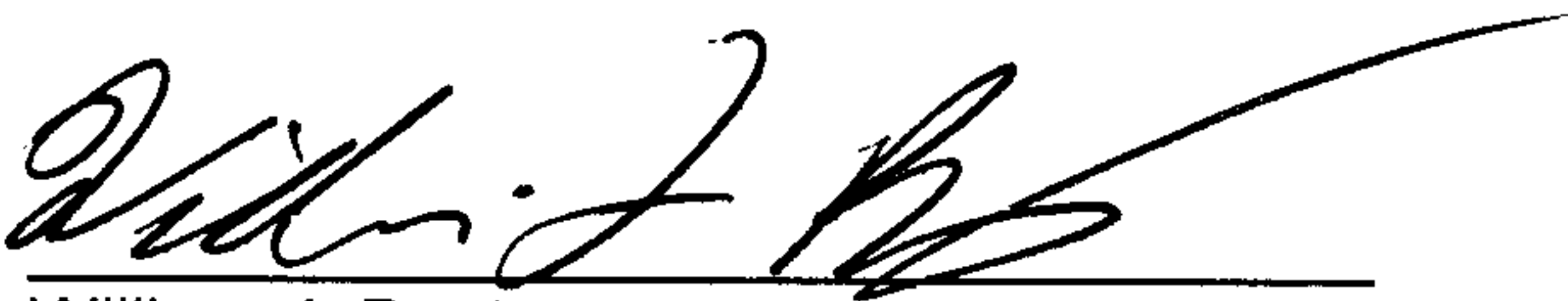
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 persons.

Note; \$119,795.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, William J. Bento, an unmarried man has/have hereunto set his/her/their hand(s) and seal(s) , this 30th day of April, 2014.

  
William J. Bento

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that William J. Bento, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of April, 2014.

  
Notary Public  
Commission Expires: 3/5/17



20140507000137370 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/07/2014 11:33:25 AM FILED/CERT

Shelby County, AL 05/07/2014  
State of Alabama  
Deed Tax: \$4.00

S14-0579

**EXHIBIT "A"**  
**Legal Description**

Unit 131, in Cambrian Woods Condominium, also known as Condominium Village, Phase I, Inverness, as recorded in Map Book 6, Page 62, By-Laws and Amendments thereto 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 interest in the common elements as set forth in said declaration. Situated in Shelby County, Alabama.

