

Send tax notice to:
JONATHAN L. THOMPSON
163 CAMBRIAN WAY
BIRMINGHAM, AL 35242-4004

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015508

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BOBBY BOYD and FAYE BOYD, husband and wife whose mailing address is: 5216 KIRKWALL LANE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by JONATHAN L. THOMPSON and EMMA C. MANN whose mailing address is: 163 CAMBRIAN WAY, BIRMINGHAM, AL, 35242-4004 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 163 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 IN MISC. BOOK 13, PAGE 2; MISC BOOK 13, PAGE 4 AND MISC. BOOK 13 PAGE 344, IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED. 0111225 PERCENT 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, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. RESTRICTIONS AND COVENANTS AND CONDITIONS AS SET OUT IN MISC BOOK 12 PAGE 87 AND AMENDED BY MAP BOOK 13 PAGES 2, 4 AND 344 AND DEED BOOK 252 PAGE 318 IN THE PROBATE OFFICE.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS AS SET OUT IN DEED BOOK 297, PAGE 889 IN PROBATE OFFICE.
4. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED IN SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
5. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF

ATTORNEY AND LIMITATION ON TITLE CREATED BY THE
"CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTION 35/8/1 ET
SEQ. CODE OF ALABAMA 1975 AND THE ALABAMA UNIFORM
CONDOMINIUM ACT OF 1991, CHAPTER 8A, SECTION 35-8a-101 ET
SEQ., CODE OF ALABAMA 1975 AS SET FORTH IN THE
DECLARATION OF CONDOMINIUM AND THE OTHER APPLICABLE
AND RELATED DOCUMENTS CREATING AND REGULATING THE
SUBJECT CONDOMINIUM AND ITS USE.

6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN
PLAT BOOK 6, PAGE 62 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

\$114,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 7th day of August, 2015.

Bobby Boyd
BOBBY BOYD
Faye Boyd
FAYE BOYD
Wesley Stewart

By and through Bobby Boyd
Her attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that BOBBY BOYD whose name(s) is/are signed to the foregoing instrument, and
who is/are known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, he/she/they executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this the 7th day of August, 2015.

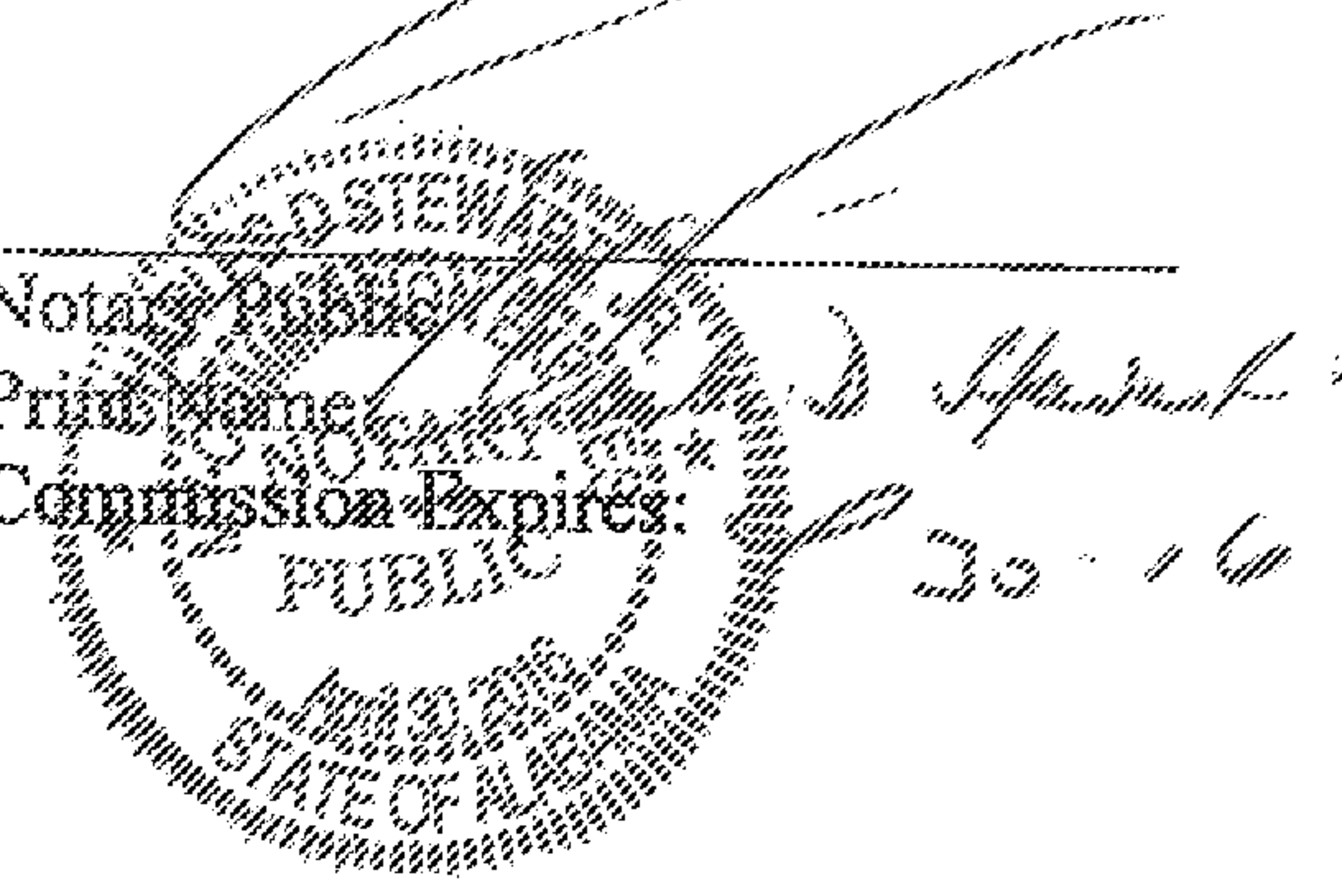
Wesley Stewart
Notary Public
Print Name: *Wesley Stewart*
Commission Expires: *8/15/16*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBY BOYD, whose name as Agent and Attorney in Fact for FAYE BOYD, 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 executed the same voluntarily in HIS capacity as Attorney in Fact for FAYE BOYD on the day the same bears date.

Given under my hand and official seal this the 7th day of August, 2015.

Notary Public
Print Name: *James W. Fuhrmeister*
Commission Expires: *3-2-16*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/12/2015 02:39:34 PM
\$26.00 CHERRY
20150812000279980

James W. Fuhrmeister