

Send tax notice to:
JENNIFER LYNN BANKS
221 HEATH DRIVE
BIRMINGHAM, AL, 35242

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

2018677T

20181207000427770
12/07/2018 10:26:38 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand Five Hundred and 00/100 Dollars (\$125,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ELIZABETH F BROMLEY, a married woman**, whose mailing address is: 205 Shalimar Circle, Alabaster, AL 35007 (hereinafter referred to as "Grantor") by **JENNIFER LYNN BANKS** whose property address is: **221 HEATH DRIVE, BIRMINGHAM, AL, 35242** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit Number 221 of Cambrian Wood Condominium, a condominium, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama, and also as established by the Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in the Probate Office of Shelby County, Alabama.

Property is not the homestead of the Grantor, nor that of her spouse.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Cambrian Wood Condominium, a condominium, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Cambrian Wood Condominium Owners Association, Inc. together with By-Laws and Declarations as recorded in Book 12, Page 87; Book 13, Page 2; Book 13, Page 4; Book 13, Page 344 and Book 52, Page 318.

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.

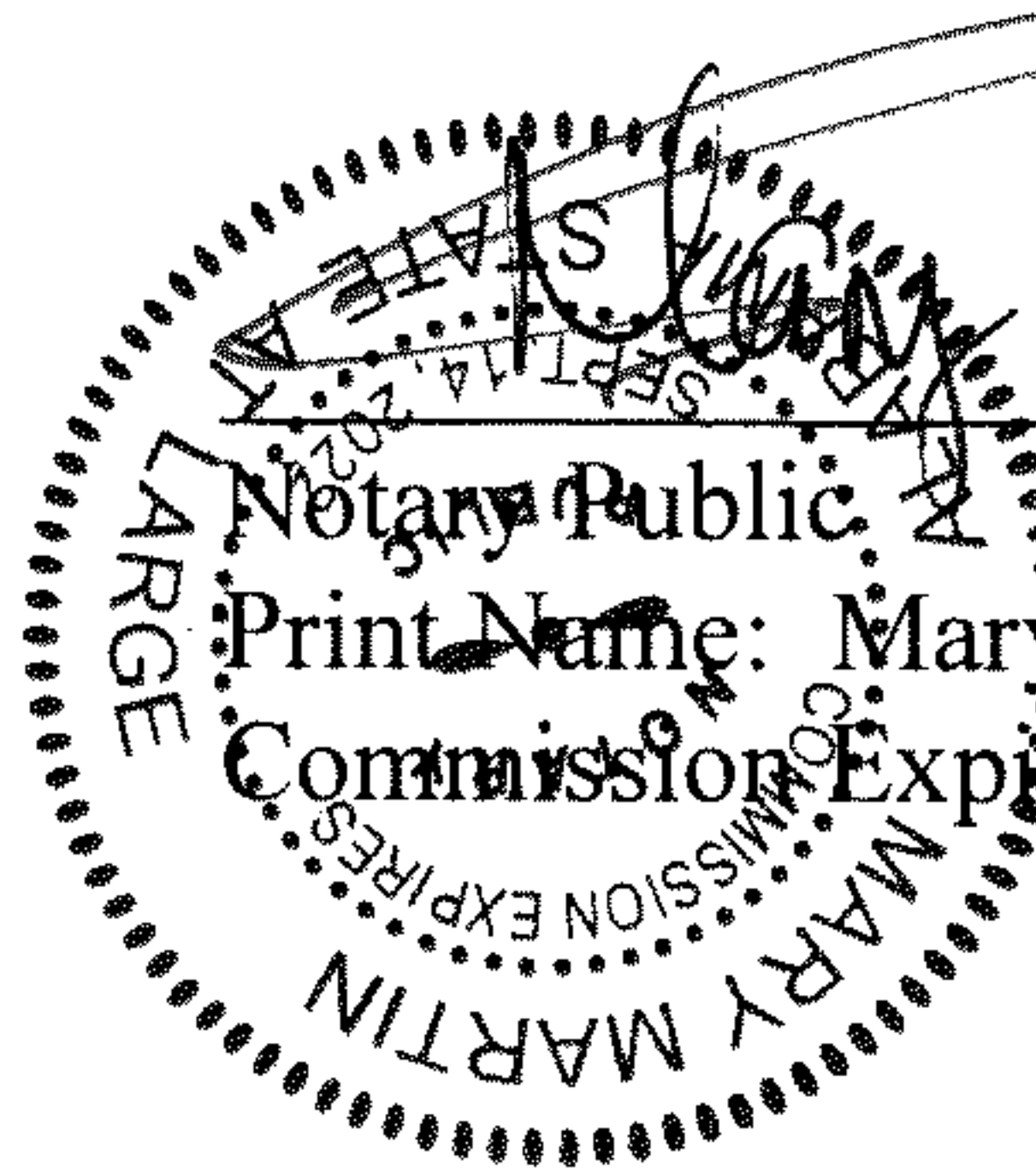
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 5th day of December, 2018.


ELIZABETH F BROMLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH F BROMLEY whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2018.


Notary Public
Print Name: Mary Martin
Commission Expires: 9/14/22




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2018 10:26:38 AM
\$143.50 CHERRY
20181207000427770

