

STATE OF ALABAMA)

JEFFERSON COUNTY)

REAL 1917 PAGE 8

19800528000058270 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
05/28/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty-seven Thousand Five Hundred and no/100 (\$67,500.00) DOLLARS, to the undersigned Grantor, OWC Development Corporation, a corporation, existing under the laws of the State of Alabama, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, OWC Development Corporation does by these presents, grant, bargain, sell and convey unto James D. Wallace and Patricia S. Wallace (herein referred to as GRANTEES), the following described property, situated in Jefferson County, Alabama, to-wit:

Unit 15-3, in Windhover, a Condominium, located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium recorded on July 23, 1975, in Real Volume 1197, page 689, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, page 637, in Real Volume 1385, page 91, in Real Volume 1388, page 152, in Real Volume 1564, page 374 in Real Volume 1573, page 594, in Real Volume 1632, page 85, and in Real 1632, page 93 in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, page 196, in Misc. Book 18, page 28, in Misc. Book 18, page 163, in Misc. Book 24, page 465, in Misc. Book 24, page 468, in Misc. Book 26, page 329 and in Misc. Book 26, page 337, in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover, a Condominium, as set out in Exhibit "B" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, page 52 in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, page 32, in Map Book 111, page 34 in Map Book 115, page 5 in Map Book 116, page 76, and in Map Book 116, page 77 in the Probate Office of Jefferson County, Alabama, and in Map Book 6, page 55 in Map Book 6, page 133, in Map Book 7, page 41, in Map Book 7, page 81 and in Map Book 7, page 82 in the Probate Office of Shelby County, Alabama.

\$54,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

This unit is intended and restricted to residential use. Said conveyance shall be made subject to:

1. Ad valorem property taxes for the current tax year and thereafter.
2. Right-of-way granted to Jefferson County in Real Volume 1067, page 730 in said Probate Office.
3. Right-of-way granted Alabama Power Co. in Real 1678, page 249; Jefferson County and Vol. 316, page 364, Shelby County, Alabama.

RETURN TO:
City Federal Savings & Loan Association
2030 2nd Avenue North
B'ham, Al. 35203

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4. Easement to Alabama Power Co. Real 1565, page 31, in said Probate Office.
5. Right-of-way to South Central Bell in Real Vol. 1647, page 410 in said Probate Office.
6. Right of way to Jeff. County in Real 456, page 127, Real 444, page 679, Jeff. County, Book 255, pages 811 and 813 Shelby County.
7. Right of way to Jeff. County in Real 1772, page 194, Jeff. County.
8. Easement to Ala. Power Co. in Vol. 6305, page 360; Vol. 6752, page 488, Real 1122, page 526, and Real 1565, page 36, Jefferson County, Al.
9. Terms and conditions as set forth in that Declaration of Condominium, By-Laws and Amendments recorded in Real 1197, page 689 in the Probate Office of Jefferson County, Alabama, and in Misc. Vol. 12, page 1 in the Probate Office of Shelby County, Alabama, and amended by Real 1632, page 85 Real 1632, page 93, Real 1385, page 91, Real 1388, page 152, Real 1573, page 594, and Real 1564, page 374, Jefferson County, and Misc. Book 26, page 329, Misc. Book 26, page 337, Misc. Book 24, page 465, and Misc. Book 24, page 468 in the Probate Office of Shelby County, Alabama, and amended by Real 1702, page 849, in Jefferson County, Alabama.
10. Limitations and conditions as set forth in the Condominium Act.

GRANTEES herein, by acceptance hereof, hereby expressly assume and agree to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth in or referred to by reference in such Declaration of Condominium, and in the Articles of Incorporation and the By-Laws of Windhover Association, Inc. for the operation and maintenance of the Condominium, including, but not limited to, the obligation to make payments of assessments for the maintenance and operation of the Condominium which may be levied against such Unit.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

OWC Development Corporation, does for itself, its successors and assigns, covenant with said GRANTEES, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 said GRANTEES, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said OWC Development Corporation, has hereunto set its signature by R. S. Martin its President, who is duly authorized, on this the 16th day of May, 1980.

OWC DEVELOPMENT CORPORATION
A Corporation

BY R S Martin
its President

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R. S. Martin, whose name as President of OWC Development Corporation, a corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of May, 1980.

William Hays Richardson
Notary Public

This instrument was prepared
by Thomas L. Foster, Attorney
2010 City Federal Building
Birmingham, Alabama 35203

19800528000058270 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
05/28/1980 00:00:00 FILED/CERTIFIED

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 MAY 28 AM 8:37
Jay L. in Jeff. Co.
William H. Richardson, Jr.
JUDGE OF PROBATE
Rec 4.50
Aud. 1.00
5.50

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
REAL 1917 PAGE 8
MAY 20 3 35 PM '80
RECEIVED 12-2-80 INTG. TAX
1350
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FOR THE JUDGE OF PROBATE