


THIS INSTRUMENT PREPARED BY:  
**Douglas H. Scofield, Atty**  
**P O BOX 381704**  
**BIRMINGHAM, AL 35238**

**WARRANTY DEED**

  
20031008000676230 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
10/08/2003 09:56:00 FILED/CERTIFIED

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of NINETY THOUSAND AND 00/100, (\$90,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THOMAS. M. LADOW, AN UNMARRIED MAN**, (hereinafter called "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto **DUANE PARSONS**, (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**Together with any improvements and/or personal property affixed thereto.**

**\*\* This property does not constitute the homestead of THOMAS M. LADOW.\*\***

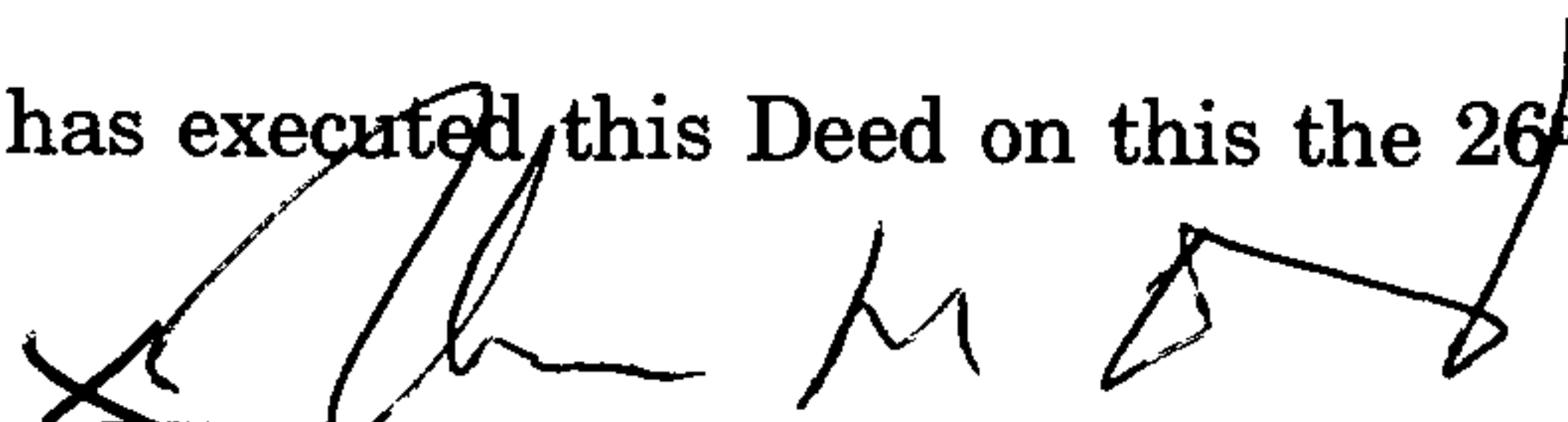
This conveyance is made subject to the following:

1. Taxes due October 1, 2003.
2. Any and all exceptions of record.

**TO HAVE AND TO HOLD** to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has executed this Deed on this the 26<sup>th</sup> day of **SEPTEMBER**, 2003.

  
**THOMAS M. LADOW**

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, a Notary Public, for the State at Large, hereby certify that **THOMAS M. LADOW, AN UNMARRIED MAN**, whose names are signed to the foregoing Warranty Deed, and who are known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears dated.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL** on this the 26<sup>th</sup> day of **SEPTEMBER**, 2003.

  
Notary Public: **DOUGLAS H. SCOFIELD**  
My Commission Expires: 10/07/06

(Seal)

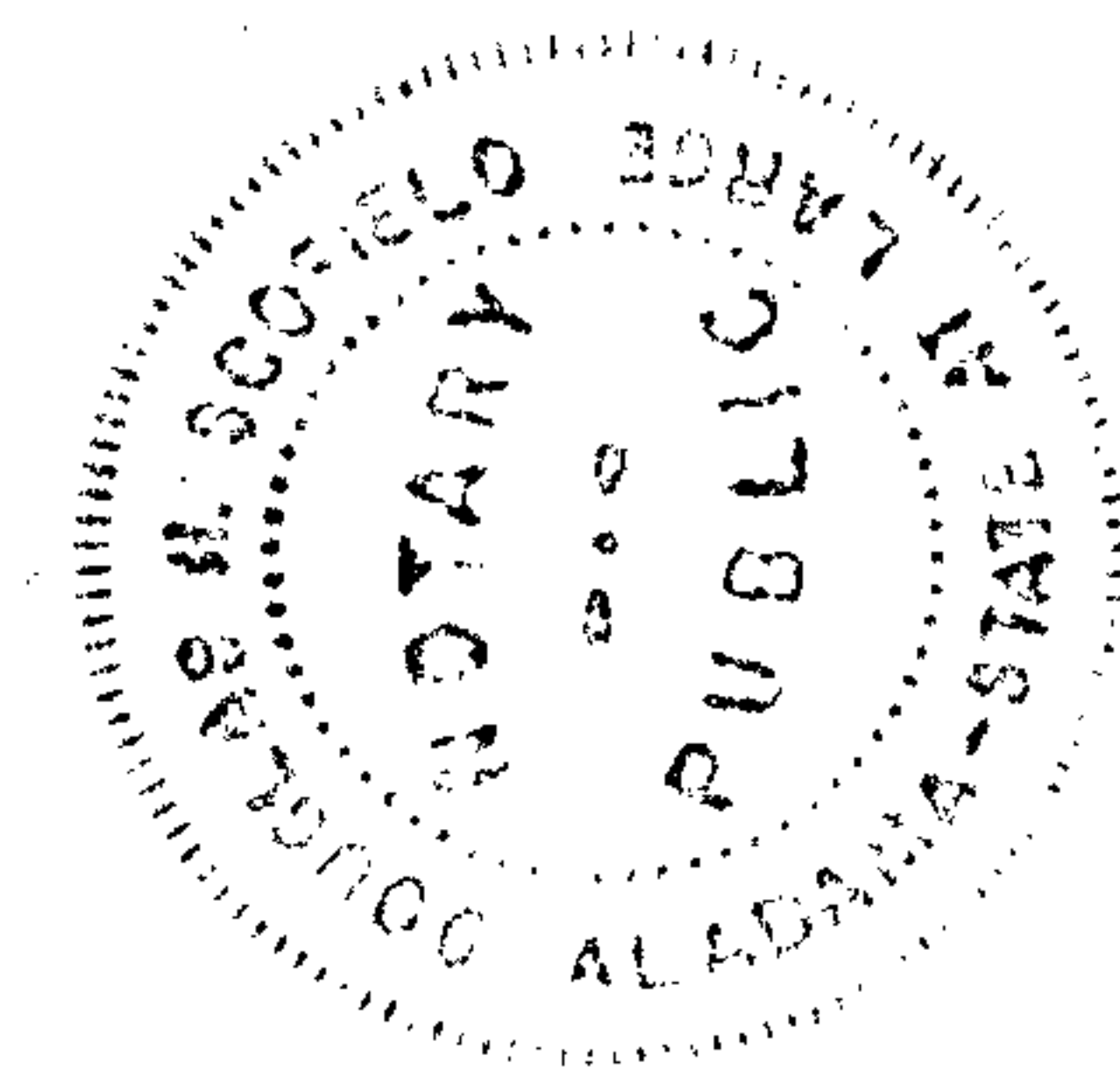


Exhibit "A"  
Legal Description

20031008000676230 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
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Unit 18-2 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 Volume 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.

  
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