



20040824000474770 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/24/2004 13:45:00 FILED/CERTIFIED

"CORRECTED"

**WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

#5700.00
Value
10/03

STATE OF ALABAMA 200318 / 1751
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of
\$ 114,000.00 to the undersigned Grantor(s),
Margaret Riggins, Unmarried
in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said
Grantor(s) does by these presents, grant, bargain, sell and convey unto
Jay D. Winks and Pamela B. Winks
(herein referred to as "Grantees") the following described real estate, situated in Jefferson
County, Alabama, to-wit:

See attached Exhibit A - Legal Description

Address of Property: 2423 Eagle Court
Birmingham, AL 35216

Described property to become the homestead of Grantees.

ju **This Deed is being re-recorded for the following reason:
To also record in Shelby County, Alabama.

Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations,
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$ 108,300.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

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. And said Grantor(s) does
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully
seized in fee simple of said premises, that they are free from all encumbrances, 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, their heirs, executors and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,
has hereto set its signature and seal this the 18 day of November, 20 03.

By: _____
Grantor

Margaret Riggins
Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this 18 day of November, 20 03.

Dale A. England
Notary Public

Commission Expires: 02/25/04

This Instrument Prepared By:
Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:

Jay D. Winks
Pamela B. Winks
2423 Eagle Court
Birmingham, AL 35216

SCHEDULE A - LEGAL DESCRIPTION

Unit 12-6, 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 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 1584 page 374, in Real Volume 1573, page 594 and Real Volume 1632 page 85, and 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 116, 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 66, 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; being situated in Jefferson County, Alabama and in Shelby County, Alabama.

State of Alabama - Jefferson County

I certify this instrument filed on:

2003 DEC 05 A.M. 08:10

Recorded and \$

Mtg. Tax

and \$ 6.00

Deed Tax and Fee Amt.

\$ 7.00

Total \$ 13.00

MICHAEL F. BOLIN, Judge of Probate



200318/1751

State of Alabama
Jefferson County

I, the Undersigned, as Judge of Probate Court in and for Jefferson County, Alabama, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office. Given under my hand and official seal, this the 20 day of August 2004.

Michael F. Bolin
JUDGE OF PROBATE