

12,348.00 + Intg  
8.5.75

6865



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Shelby Cnty Judge of Probate, AL  
08/11/1975 12:00:00AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON )

That in consideration of Fifty-Four Thousand Six Hundred Ninety-Eight Dollars (\$54,698.00) to the undersigned grantor, OWC, LTD., a corporation, (hereinafter referred to as "GRANTOR"), in hand paid by EDWIN F. PIERCE and wife, PATRICIA J. PIERCE, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto 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, together with every contingent remainder and right of reversion, the following described real estate, to-wit:

Unit 7-7 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 Vol. 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; 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 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.

The Condominium property is presently situated entirely within Jefferson County, Alabama, but it may be expanded subsequent to this conveyance pursuant to the provisions of the Declaration of Condominium so that it is situated partially in Jefferson County, Alabama and partially in Shelby County, Alabama.

The unit is intended for and restricted to residential use.

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Said conveyance is made subject to:

(a) Reservations, conditions, easements, options, covenants, agreements, powers of attorney, limitations on title and all other provisions contained in or incorporated by reference in the Declaration of Condominium of Windhover, a Condominium, executed by OWC, Ltd., and recorded on July 23, 1975, in Real Vol. 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, and in the related Bylaws of Windhover Association, Inc., said Declaration and Bylaws being the instruments creating the estate hereby conveyed.

(b) Ad valorem taxes.

(c) Title to minerals underlying the condominium property, with mining rights and privileges thereto belonging.

(d) Restrictions, easements and rights of way of record and such zoning or other restrictions upon the use of the condominium property as may be imposed by governmental authorities having jurisdiction thereof.

GRANTEES, 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 such Declaration of Condominium, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium which may be levied against such unit.

\$42,350.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed 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 the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and as-

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signs, 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, their heirs and assigns forever, against the lawful claims of all persons.

And the said GRANTOR by its President, Carl E. Bolch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of July, 1975.

OWC, LTD.

By

Its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Carl E. Bolch, Jr., whose name as President of OWC, Ltd., 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 the 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 25 day of

July, 1975.

Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 AUG 11 AM 10:38  
James Jefferson  
Judge of Probate

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

REAL 1202 PAGE 120  
AUG 5 10 08 AM '75

PROCESSED & MTG. TAX  
& S. DEDU TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

JAMES F. REDDOCH JR.  
JUDGE OF PROBATE

12.50  
290  
15.40

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