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8-20-75

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Shelby Cnty Judge of Probate, AL
08/28/1975 12:00:00AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Six Thousand Nine Hundred Fifty Dollars (\$46,950.00) to the undersigned grantor, OWC, LTD., a corporation, (hereinafter referred to as "GRANTOR"), in hand paid by GEORGE H. FRANCIS and wife, DORIS ANN FRANCIS, (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 2-1 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, as amended by Amendment of Declaration of Condominium recorded on July 31, 1975 in Real Vol. 1200, Page 637, in the Probate Office of Jefferson County, Alabama and in Misc. Book 12, Page 196, 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, as amended by revised plans recorded in Map Book 107, Page 32, in the Probate Office of Jefferson County, Alabama and in Map Book 6, Page 55, 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

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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.

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, as amended by Amendment of Declaration of Condominium recorded on July 31, 1975 in Real Vol. 1200, Page 637, in the Probate Office of Jefferson County, Alabama and in Misc. Book 12, Page 196, 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) 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.

\$42,250.00 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.

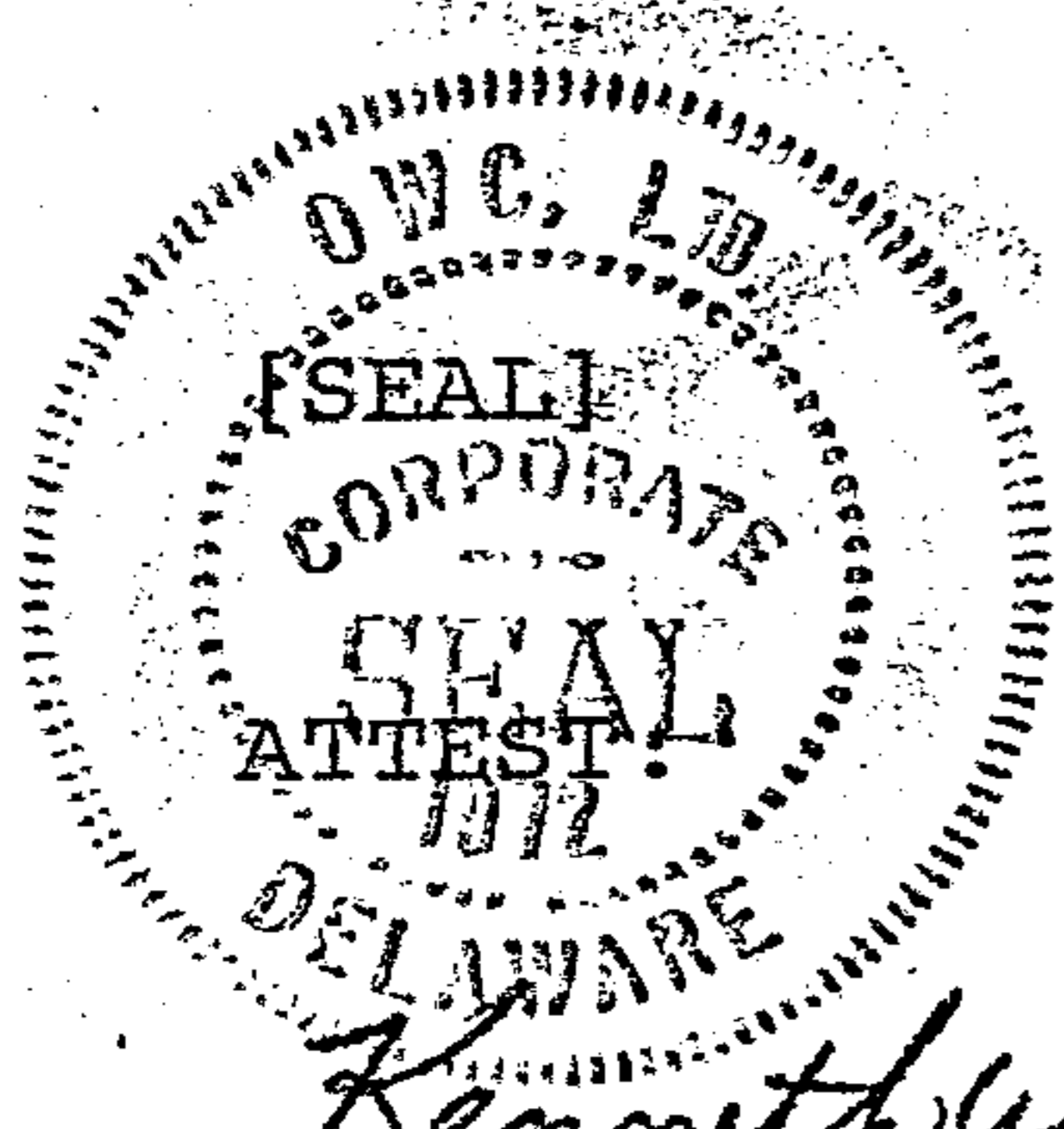
And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

And the said GRANTOR by its Vice-President, R. S. Martin, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of August, 1975.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

1975 AUG 28 AM 8:02

James Reddock Jr.
Clerk of Probate
JUDGE OF PROBATE



Kenneth W. Halber
Its Assistant Secretary

OWC, LTD.

By *R. S. Martin*
Its Vice-President

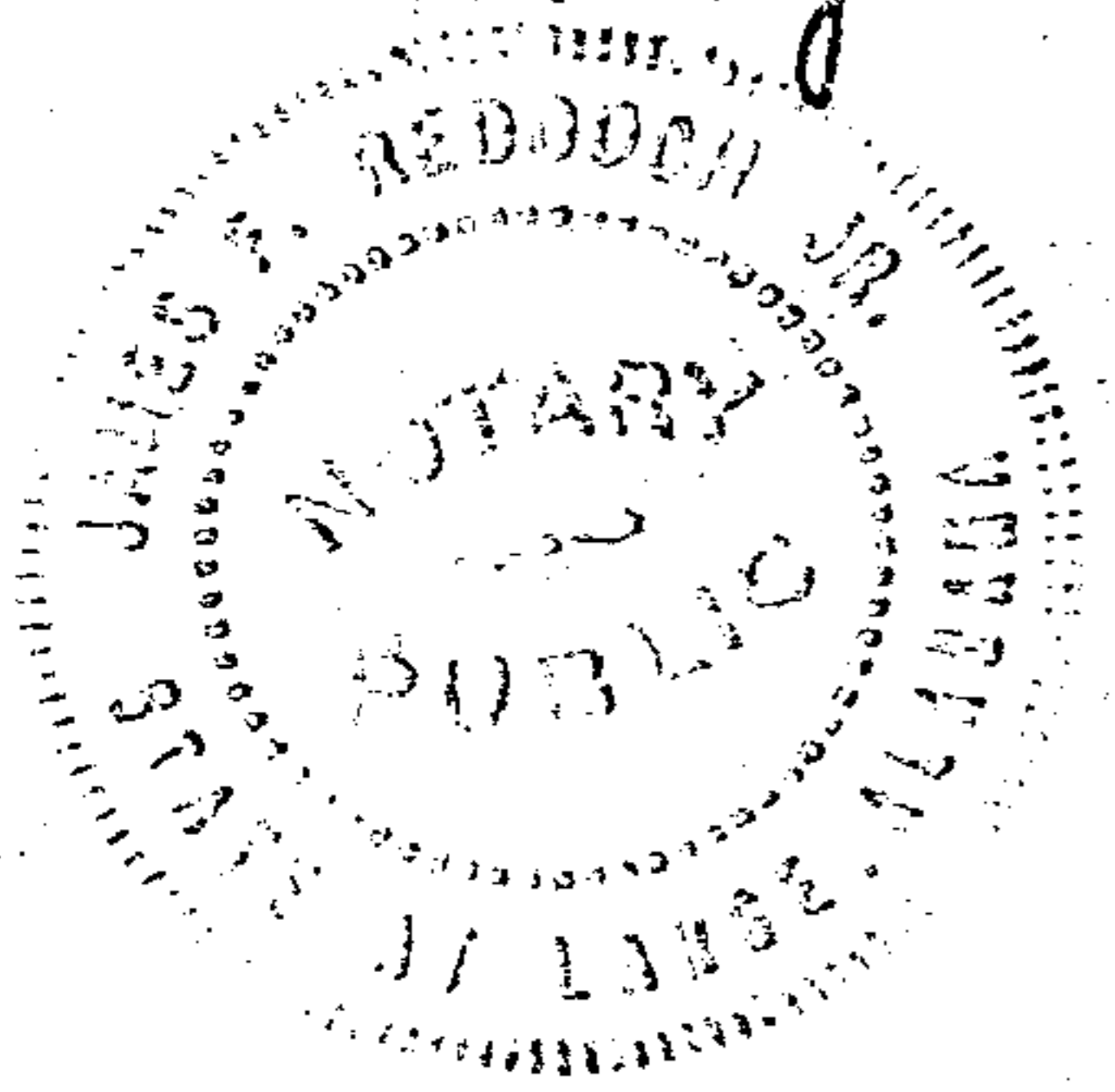
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STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that R. S. Martin, whose name as Vice-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 18 day of August, 1975.



James Reddock Jr.
Notary Public

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
REAL 1207 PAGE 639

AUG 20 3:33 PM '75

5.00
HTC. TAX
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

James Meeks
JUDGE OF PROBATE

5.00
2.75
7.75