

This instrument was prepared by N. S. Martin, III, 3800 Windhover Circle, Birmingham, Alabama 35216.

7449

REAL 1329 PAGE 274

WARRANTY DEED

8257.00
6/27/81
8.2

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON)

That in consideration of Forty-One Thousand One Hundred Fifty-Seven Dollars (\$41,157.00) to the undersigned grantor, OWC, Ltd., a corporation, (hereinafter referred to as "GRANTOR"), in hand paid by REUBEN F. LANDHAM, an unmarried man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, to-wit:

Unit 4-2 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 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 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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Shelby Cnty Judge of Probate, AL
08/09/1976 12:00:00AM FILED/CERT

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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, 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.

GRANTEE, by acceptance hereof, hereby expressly assumes and agrees 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.

\$32,900.00 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 GRANTEE, his heirs and assigns forever.

And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his 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 GRANTEE, his heirs and assigns forever.

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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 30th day of July, 1976.



W. D. Edwards
Its Assistant Secretary

OWC, LTD.

By R. S. Martin
Its Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

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, execute the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of July, 1976.



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Shelby Cnty Judge of Probate, AL
08/09/1976 12:00:00AM FILED/CERT

Carrie F. Mahler
Notary Public

My Commission Expires 3-8-80

BOOK 300 PAGE 245

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
REAL 1329 PAGE 274
AUG 2 9 53 AM '76
RECORDED & \$5.00 MTC. TAX
& \$5.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
W. D. Edwards
JUDGE OF PROBATE

850
550
1400

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG -9 AM 7:58
J. J. Jefferson
JUDGE OF PROBATE