


4052
WARRANTY DEED

REAL 1392 PAGE 380

STATE OF ALABAMA)

COUNTY OF JEFFERSON)


19770124000006380 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1977 12:00:00AM FILED/CERT

That in consideration of Forty Five Thousand Nine Hundred Fifty Dollars (\$45,950.00) to the undersigned grantor, OWC Development Corporation, a corporation, (hereinafter referred to as "GRANTOR") in hand paid by HOWARD N. HELLER and wife PAMELA HELLER (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 5-6 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 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 Amendments of Declaration of Condominium recorded in Real Vol. 1200, Page 637, in Real Vol. 1385, Page 91, and in Real Vol. 1388 , Page 152 , in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 196, in Misc. Book 18, Page 28, and in Misc. Book 18, Page 163, 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, and in Map Book 111, Page 34 , in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 55, and in Map Book 6 , Page 133 , in the

BOOK 303 PAGE 459

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.



19770124000006380 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1977 12:00:00AM FILED/CERT

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, 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 Amendments of Declaration of Condominium recorded in Real Vol. 1200, Page 637, in Real Vol. 1385, Page 91, and in Real Vol. 1388, Page 152, in the Probate Office of Jefferson County Alabama and in Misc. Book 12, Page 196, in Misc. Book 18, Page 28, and in Misc. Book 18, Page 163, in the Probate Office of Shelby County, Alabama; and in the related Bylaws of Windhover association, Inc., said Declaration as amended, and said Bylaws being the instruments creating the estate hereby conveyed.

(b) Ad valorem taxes for the year 1977, a lien but not yet due and payable.

(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 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, as amended, including, but not limited to, the obligation

to make payment of assessments for the main-
tenance and operation of the Condominium which
may be levied against such unit.

\$41,350.00 of the Purchase price recited
above was paid from the proceeds of a mort-
gage 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 is
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, a-
gainst the lawful claims of all persons.

And the said GRANTOR by its President, R. S. Martin, who is
authorized to execute this conveyance, has hereto set its signa-
ture and seal, this the 5th day of January, 1977

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

REAL 1392 PAGE 380

JAN 14 9 09 AM '77

RECORDED & S. MTC. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

ATTEST:

Virgil D. Edwards

Its Assistant Secretary

OWC DEVELOPMENT CORPORATION:

By R. S. Martin
Its President



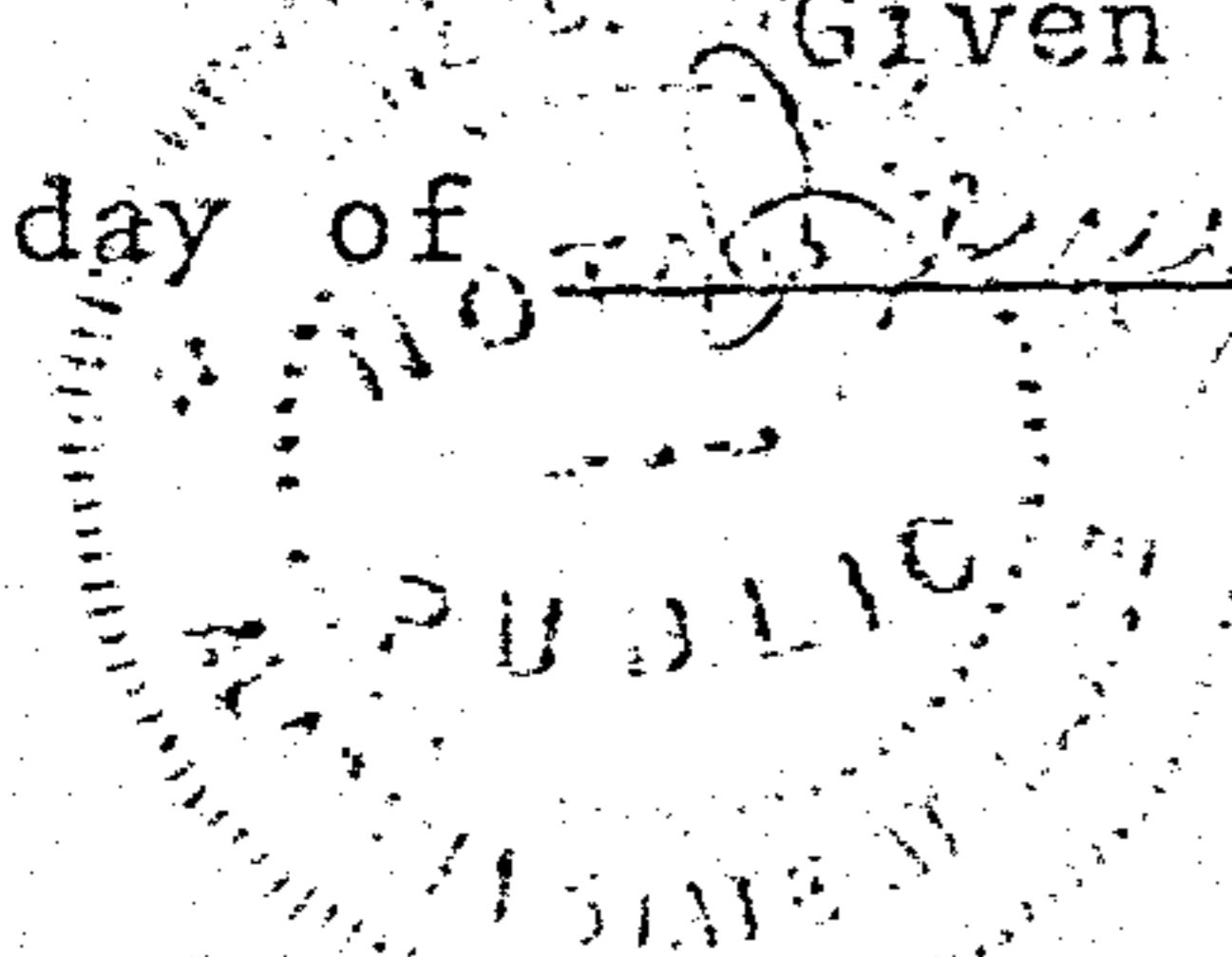
19770124000006380 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1977 12:00:00AM FILED/CERT

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 President of OWC Development Corporation, 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 5th
day of January, 1977.

Marie C. Nelson
Notary Public



BOOK 303 PAGE 461

THIS INSTRUMENT WAS FILED
JAN 24 1977