

REAL 1553 PAGE 159

REAL 1546 PAGE 158

WARRANTY DEED

6666

7352

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen Thousand One Hundred Sixty Eight and 67/100 (\$14,168.67), and the assumption of that certain mortgage described hereinbelow, to the undersigned grantors, HENRY M. DAWSON and wife, LOUISE E. DAWSON, (hereinafter referred to as "GRANTORS") in hand paid by WARREN G. MERRIN, JR. (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto the said GRANTEE the following described real estate, to-wit:

Unit 6-1 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 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 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.

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



19780206000015000 1/3 \$.00
Shelby Cnty Judge of Probate, AL
02/06/1978 12:00:00AM FILED/CERT

JAMES F. REDDOCH, JR.

ATTORNEY AT LAW

712 SO. 29TH STREET

BIRMINGHAM, ALABAMA 35233

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 the 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 1978, 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.

(d) Mortgage dated October 16, 1975, executed by Henry M. Dawson and wife, Louise E. Dawson to Jackson Company and recorded in Real Volume 1228, page 144, in the Probate Office of Jefferson County, Alabama and refiled in Volume 349, page 859, in the Probate Office of Shelby County, Alabama, and assigned to United Federal Savings & Loan Association, recorded in Real Volume 1328, page 598, in the Probate Office of Jefferson County, Alabama, and Volume 16, page 304, in the Probate Office of Shelby County, Alabama, which said mortgage GRANTEE, by acceptance hereof, assumes and agrees to pay.

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, as amended, 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.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns forever.

And the said GRANTORS do for themselves, their heirs and assigns, covenant with said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid and that they will, and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of January, 1978.

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Shelby Cnty Judge of Probate, AL
02/06/1978 12:00:00AM FILED/CERT

Henry M. Dawson (SEAL)
Henry M. Dawson

Louise E. Dawson (SEAL)
Louise E. Dawson

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Henry M. Dawson and wife, Louise E. Dawson, whose names are signed to the foregoing conveyance, and

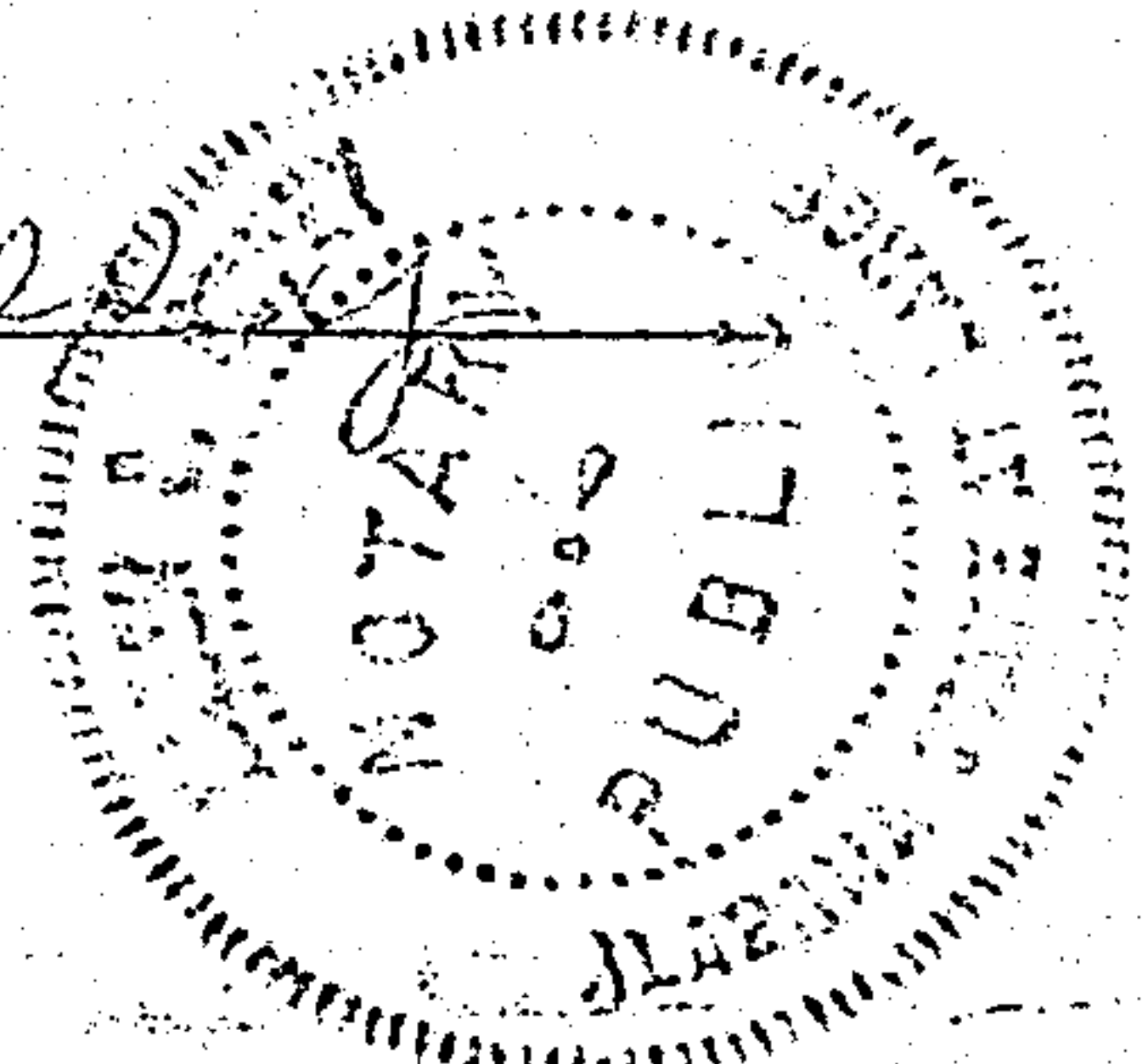
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who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of January, 1978.

Karen L. Esch
Notary Public



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BOOK 310 PAGE 28

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Re-recorded
1978 JAN 20 PM 2:35
Thomas A. Shoup, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50

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

JAN 31 8 46 AM '78

RECORDED & INDEXED
TAX HAS BEEN PAID
ON INSTRUMENT

5.50
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1978 FEB -6 AM 10:24

Re-recorded
Thomas A. Shoup, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50



19780206000015000 3/3 \$.00
Shelby Cnty Judge of Probate, AL
02/06/1978 12:00:00AM FILED/CERT

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
REAL 1546 PAGE 488

JAN 13 4 20 PM '78

RECORDED & INDEXED
TAX HAS BEEN PAID
ON INSTRUMENT

14.50
W. A. Shoup
JUDGE OF PROBATE

14.50
5.50
20.00