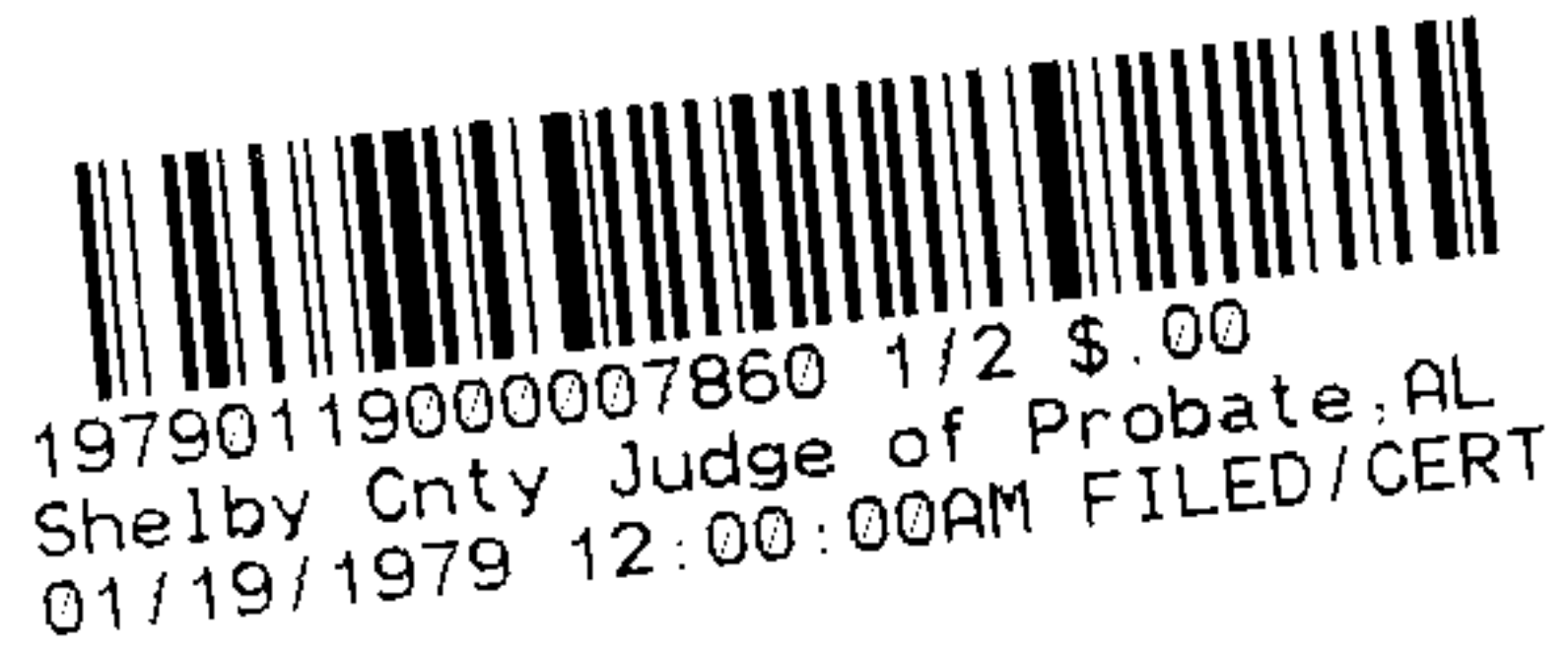


WARRANTY DEED

688

STATE OF ALABAMA)

JEFFERSON COUNTY)



That in consideration of SIXTY SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 -----
(\$67,950.00) to the undersigned grantor, OWC DEVELOPMENT CORPORATION, a corpora-
tion, (hereinafter referred to as "GRANTOR"), in hand paid by VERNON W. GIBSON, JR.
----- (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 18-1 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, in Real Vol. 1388,
Page 152, in Real Vol. 1564, Page 374, in Real Vol. 1573,
Page 594, in Real Vol. 1632, Page 85, and in Real Vol.
1632, Page 93, in the Probate Office of Jefferson County,
Alabama, and in Misc. Book 12, Page 196, in Misc. Book
18, Page 28, in Misc. Book 18, Page 163, in Misc. Book 24,
Page 465, in Misc. Book 24, Page 468, in Misc. Book 26,
Page 329, and in Misc. Book 26, Page 337, 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 particu-
larly 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, in Map Book 111, Page 34, in Map Book 115, Page 5,
in Map Book 116, Page 76, and in Map Book 116, Page 77, in
the Probate Office of Jefferson County, Alabama, and in Map
Book 6, Page 55, in Map Book 6, Page 133, in Map Book 7,
Page 41, in Map Book 7, Page 81, and in Map Book 7, Page 82,
in the Probate Office of Shelby County, Alabama.

The entire Condominium property is situated partly in Jefferson
County, Alabama and partly 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 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, in
Real Vol. 1388, Page 152, in Real Vol. 1564, Page 374, and in
Real Vol. 1573, Page 594, in Real Vol. 1632, Page 85, and in
Real Vol. 1632, Page 93, in the Probate Office of Jefferson
County, Alabama and in the Misc. Book 12, Page 196, in Misc.
Book 18, Page 28, in Misc. Book 18, Page 163, in Misc. Book

RETURN TO:

JAMES F. REDDOCH, JR.

ATTORNEY AT LAW

712 SO. 29TH STREET

BIRMINGHAM, ALABAMA 35233

BOOK 317 PAGE 354

24, Page 465, and in Misc. Book 24, Page 468, in Misc. Book 26, Page 329, and in Misc. Book 26, Page 337, 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 1979, 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.

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 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, against the lawful claims of all persons.

And the said GRANTOR has caused this instrument to be executed on this the 18th day of January, 1979.

OWC DEVELOPMENT CORPORATION

By R. S. Martin
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

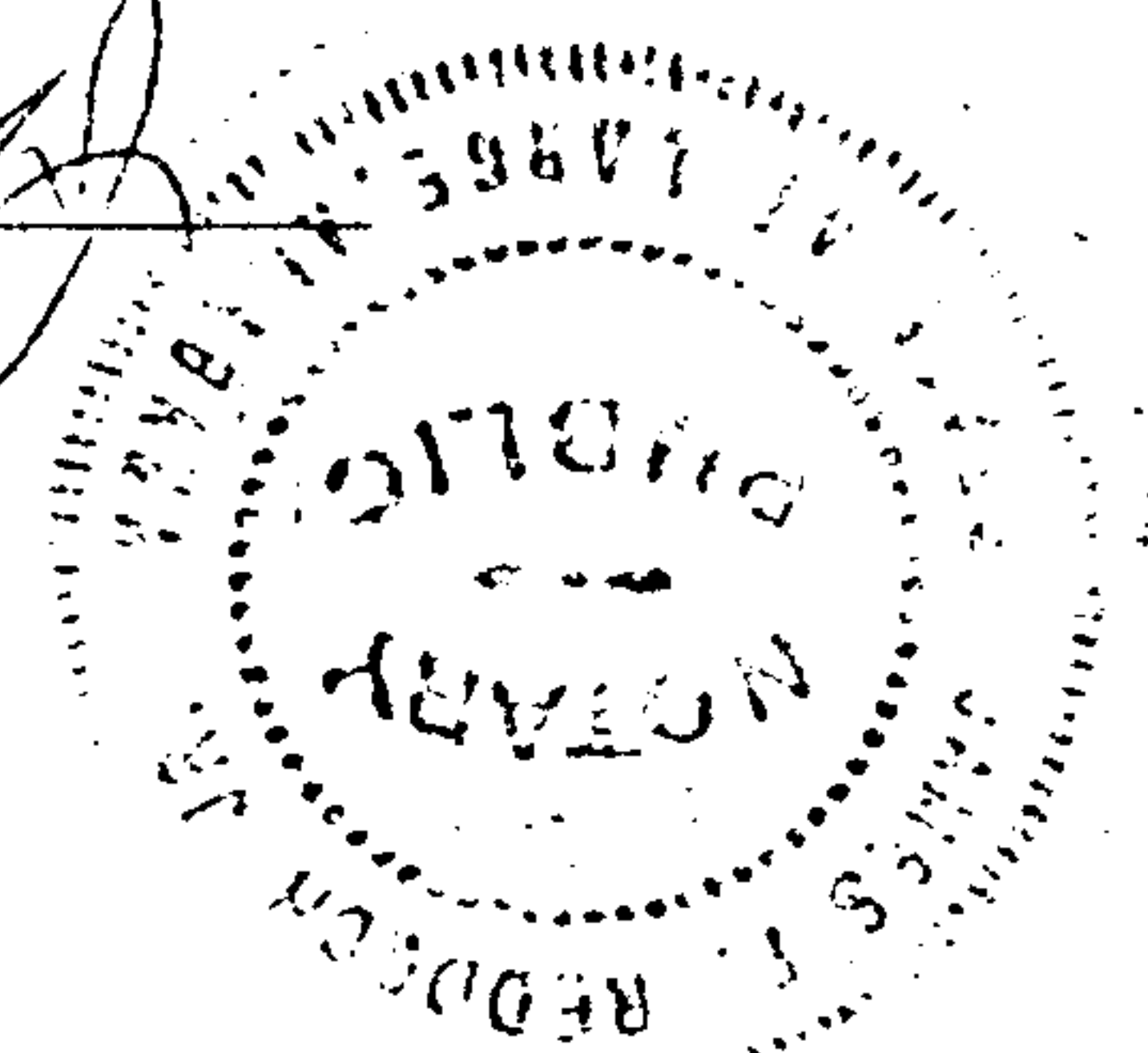


19790119000007860 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/19/1979 12:00:00AM FILED/CERT

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 18th day of January 1979.

James H. Reddick
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 JAN 19 AM 8:15
JUDGE OF PROBATE

Rec'd Tax 6.300
Rec'd 300
Ind. 100
7200