AL 1740 PG 551

10,000.00 & INT.
3-30-79

WARRANTY DEED

638

STATE OF ALABAMA)
JEFFERSON COUNTY)

19790416000045720 1/3 $.00
Shelby Cnty Judge of Probate,AL
04/16/1979 12:00:00AM FILED/CERT

That in consideration of Fifty Two Thousand Nine Hundred Fifty and No/100 Dollars ($52,950.00) to the undersigned grantor, OWC DEVELOPMENT CORPORATION, a corporation (hereinafter referred to as "GRANTOR"), in hand paid by GARY L. NEWTON (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 15-2, 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 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 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, 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,

PAGE 313 PAGE 13

UNITED MORTGAGE COMPANY
2111 7TH AVENUE SOUTH
P.O. BOX 76001
BIRMINGHAM, ALABAMA 35223

REAL 1740 PAGE 532

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 Counyy, 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, and in Misc. Bo 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.

19790416000045720 2/3 $.00
Shelby Cnty Judge of Probate,AL
04/16/1979 12:00:00AM FILED/CERT

(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, as amended, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of

BOOK 319 PAGE 14

the Condominium which may be levied against such unit.

$42,350.00 of the consideration stated 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, against the lawful claims of all persons.

And the said GRANTOR has caused this instrument to be executed on this the 30th day of MARCH, 1979.

OWC DEVELOPMENT CORPORATION

By R S Martin
Its President

19790416000045720 3/3 $.00
Shelby Cnty Judge of Probate, AL
04/16/1979 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 30th day of March, 1979.

Elaine Hudson
Notary Public

My Commission Expires: 9-1-80.

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON
MAR 30 11 31 AM '79
REC 1740 PAGE 551
RECORDING FEE 1.00
MTG TAX HAS BEEN PAID
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
APR 16 AM 9 31
JUDGE OF PROBATE

Rec. 4.50
Ind 1.00
5.50

1.00
5.50
6.50