This instrument was prepared by

(Name) JOHN R. CHRISTIAN 447

(Address) 604 Massey Building, Birmingham, Alabama, 35203

REAL 1763 PAGE 289

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

mtg pied 5-15-79

STATE OF ALABAMA
JEFFERSON AND SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of FORTY-THREE THOUSAND AND NO/100 ($43,000.00)----------DOLLARS and the execution of a $20,000.00 purchase money mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JOHN R. CHRISTIAN, as Executor of the Estate of Betty Lou Davis, deceased, Probate Court of Jefferson County, Alabama, Case No. 93401

19790612000072830 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/12/1979 12:00:00AM FILED/CERT

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SHARON J. HOLZHAUER

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson and Shelby County, Alabama, to-wit:

Unit 4-5 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, Pg. 689, in the Probate Office of Jefferson County, Alabama, and in Misc. Bk. 12, Pg. 1, in the Probate Office of Shelby County, Ala. as amended by Amendments of Declaration of Condominium recorded in Real Vol. 1200, Pg. 637, in Real Vol. 1385, Pg. 91, in Real Vol. 1388, Pg. 152, in Real Vol. 1564, Pg. 374, in Real Vol. 1573, Pg. 594, in Real Vol. 1632, Pg. 85, in Real Vol. 1632, Pg. 93 and in Real Vol. 1702, Pg. 849, in the Probate Office of Jefferson Co., Ala. and in Misc. Bk. 12, Pg. 46, in Misc. Bk. 18, Pg. 28, in Misc. Bk. 18, Pg. 163, in Misc. Bk. 24, Pg. 465, in Misc. Bk. 24, Pg. 468, in Misc. Bk. 26, Pg. 329, in Misc. Bk. 26, Pg. 337 and in Misc. Bk. 28, Pg. 769, in the Probate Office of Shelby County, Ala. 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 Bk. 107, Pg. 26, in the Probate Office of Jefferson County, Ala. and in Map Bk. 6, Pg. 52, in the Probate Office of Shelby County, Ala. as amended by revised or supplemental plans recorded in Map Bk. 107, Pg. 32, in Map Bk. 111, Pg. 34, in Map Bk. 115, Pg. 5, in Map Bk. 116, Pg. 76, and in Map Bk. 116, Pg. 77, in the Probate Office of Jefferson County, Ala. and in Map Bk. 6, Pg. 53, in Map Bk. 6, Pg. 54, in Map Bk.6, Pg. 55, in Map Bk. 6, Pg. 133, in Map Bk. 7, Pg. 41, in Map Bk. 7, Pg.81, and in Map Bk. 7, Pg. 82, in the Probate Office of Shelby County, Ala.

The above property is conveyed subject to taxes for the current year, easements, rights-of-way and restrictions of record, and the terms and conditions set forth in that Declaration of Condominium, By-laws and Amendments recorded in Real Vol. 1197, Pg. 689, in the Probate Office of Jefferson County, Ala. and in Misc. Vol.12, Pg. 1 in the Probate Office of Shelby County, Ala. Limitations and conditions set forth in the Condominium Act.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th day of May, 1979.

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
REAL 1763 PAGE 289
MAY 25 11 29 AM '79
RECORDING FEE AND TAX
& $ HAS BEEN
PD. ON THIS INSTRUMENT.
JUDGE OF PROBATE

(Seal) JOHN R. CHRISTIAN, AS EXECUTOR OF THE ESTATE OF BETTY LOU DAVIS, DECEASED (Seal)

(Seal) (Seal)

(Seal) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } **General Acknowledgment**

Rec. 1.50
Ind. 1.00
2.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Christian, as Executor of the Est. of Betty Lou Davis, dec'd whose name 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 Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May A. D., 1979

Notary Public.

WHEELER, CHRISTIAN AND
604 MASSEY BU.
BIRMINGHAM, ALABAM

BOOK 320 PAGE 38