

This instrument was prepared by

(Name) James F. Reddoch, Jr., Attorney at Law

(Address) 712 South 29th Street, Birmingham, Alabama 35233

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we.

WILLIAM BAGWELL and wife, JANE M. BAGWELL,

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

JANE M. BAGWELL

(herein referred to as grantee, whether one or more), the following described real estate; ~~XXXXXX~~



19791003000128160 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1979 12:00:00AM FILED/CERT

[See legal description as set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.]

Subject to:

- 1) Taxes for the year 1979, a lien but not yet due and payable.
- 2) 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 in Real Volume 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.
- 3) 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.
- 4) That certain mortgage executed by William Bagwell and wife, Jane M. Bagwell to Collateral Investment Company, as recorded in Real Volume 1753, Page 712 in the Probate Office of Jefferson County, Alabama and in Book 391, Page 211 in the Probate Office of Shelby County, Alabama, and re-recorded in Real Volume 1772, Page 892 in the Probate Office of Jefferson County, Alabama and in Book 393, Page 31, in the Probate Office of Shelby County, Alabama, which said mortgage Grantee by acceptance hereof expressly assumes and agrees to pay according to the terms and provisions thereof.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 24th day of September, 1979.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Bagwell and wife, Jane M. Bagwell, whose name ~~s~~ are signed to the foregoing conveyance, and 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 24 day of

September, A. D., 1979.

JAMES F. REDDOCH, JR.
ATTORNEY AT LAW
712 SO. 29TH STREET
BIRMINGHAM, ALABAMA 35233

Margaret A. Smith

Notary Public

REAL 1819 PAGE 702

Unit 18-5 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, 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, and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.

412
322
book

STATE OF ALA. SHELBY CO.

JUDGE OF PROBATE

1819 OCT -3 AM 11:02

Judged in Jeff. Co.

JUDGE OF PROBATE

Rec. 3.00

Ind. 1.00
4.00

STATE OF ALA. JEFFERSON CO.

I CERTIFY THIS INSTRUMENT

1819 PAGE 701

SEP 25 12 18 PM '79

1350
THE TAX HAS BEEN
PAID IN INSTRUMENT.

Officer
JUDGE OF PROBATE

1350
4.00
1750



19791003000128160 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1979 12:00:00AM FILED/CERT