

1011-800

2007 Volume
52278

56

STATE OF ALABAMA)

JEFFERSON COUNTY)



19800603000060220 Pg 1/3 .00
Shelby Cnty Judge of Probate,AL
06/03/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty-six Thousand Five Hundred and no/100 (\$66,500.00) DOLLARS, to the undersigned Grantors, William R. Rhodes and wife, Cheryl V. Rhodes, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, William R. Rhodes and wife, Cheryl V. Rhodes, do by these presents, grant, bargain, sell and convey unto Russell S. Edmister (herein referred to as GRANTEE), the following described property, situated in Jefferson County, Alabama, to-wit:

Unit 2-1, 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 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 by Amendments of Declaration of Condominium recorded in Real Volume 1200, page 637, in Real Volume 1385, page 91, in Real Volume 1388, page 152, in Real Volume 1564, page 374 in Real Volume 1573, page 594, in Real Volume 1632, page 85, and in Real 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 Windhoyer, 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.

\$66,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

This unit is intended and restricted to residential use. Said conveyance shall be made subject to:

1. Ad valorem property taxes for the current tax year and thereafter.
2. Right-of-way granted to Jefferson County in Real Volume 1087, page 730 in said Probate Office.

BOOK 326 PAGE 649

THOMAS L. FOSTER
ATTORNEY AT LAW
SUITE 2010 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203

3. Right-of-way granted Alabama Power Co. in Real 1678, page 249; Jefferson County and Vol. 316, page 364, Shelby County, Alabama.
4. Easement to Alabama Power Co. Real 1565, page 31, in said Probate Office.
5. Right-of-way to South Central Bell in Real Vol. 1647, page 410 in said Probate Office.
6. Right of way to Jeff. County in Real 456, page 127, Real 444, page 679, Jeff. County, Book 255, pages 811 and 813 Shelby County.
7. Right of way to Jeff. County in Real 1772, page 194, Jeff. County.
8. Easement to Ala. Power Co. in Vol. 6305, page 360; Vol. 6752, page 488, Real 1122, page 526, and Real 1565, page 36, Jefferson County, Al.
9. Terms and conditions as set forth in that Declaration of Condominium, By-Laws and Amendements recorded in Real 1197, page 689 in the Probate Office of Jefferson County, Alabama, and in Misc. Vol. 12, page 1 in the Probate Office of Shelby County, Alabama, and amended by Real 1632, page 85 Real 1632, page 93, Real 1385, page 91, Real 1388, page 152, Real 1573, page 594, and Real 1564, page 374, Jefferson County, and Misc. Book 26, page 329, Misc. Book 26, page 337, Misc. Book 24, page 465, and Misc. Book 24, page 468 in the Probate Office of Shelby County, Alabama, and amended by Real 1702, page 849, in Jefferson County, Alabama.
10. Limitations and conditions as set forth in the Condominium Act.

GRANTEE herein, by acceptance hereof, hereby expressly assume and agree to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth in or referred to by reference in such Declaration of Condominium, and in the Articles of Incorporation and the By-Laws of Windhover Association, Inc. for the operation and maintenance of the Condominium, including, but not limited to, the obligation to make payments 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.

William R. Rhodes and wife, Cheryl V. Rhodes 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 other wise 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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said William R. Rhodes and wife, Cheryl V. Rhodes have hereunto set their signatures and seals this the 12th day of May, 1980.

STATE OF ALABAMA, JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has been collected on this instrument.

Off. Signature
Judge of Probate

"NO TAX COLLECTED"

William R. Rhodes
William R. Rhodes

Cheryl V. Rhodes
Cheryl V. Rhodes

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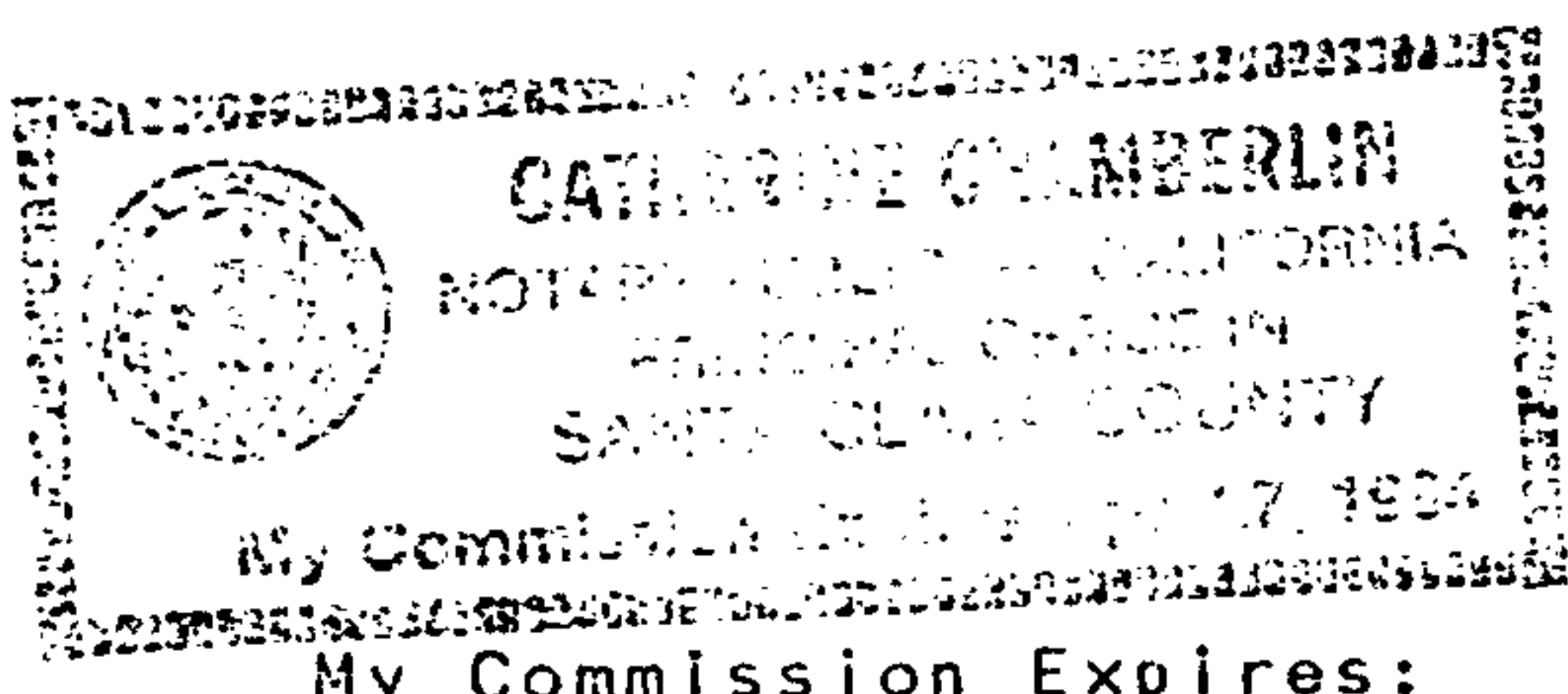
STATE OF CALIFORNIA)

San Joaquin COUNTY)

19800603000060220 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
06/03/1980 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William R. Rhodes and wife, Cheryl V. Rhodes whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of May, 1980.



Catherine Chamberlin
Notary Public

This instrument was prepared by Thomas L. Foster, Attorney 2010 City Federal Building Birmingham, Alabama 35203

BOOK 326 PAGE 651

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

REC JUN -3 AM 8:34

Rec. pd. in Jeff. Co.
Judge of Probate

Rec. 4.50
Ind. 1.00
5.50

STATE OF ALABAMA JEFFERSON COUNTY
I hereby certify that the most recent ad valorem used tax has been collected on this instrument

Off. Torrance
Judge of Probate

"NO TAX COLLECTED"

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON REAL 1917 PAGE 809

MAY 22 12 50 PM '80

RECEIVED
JUDGE OF PROBATE

5.50