

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209**

REAL **2049** PAGE **485**

19810508000051590 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
05/08/1981 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA
JEFFERSON

... COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty thousand seven hundred and no/100 (\$30,700.00) Dollars and the assumption of the mortgage recorded in Mortgage Book 381, page 133, in the Probate Office of Shelby County, Alabama and in Real 1644, page 32, Probate Office of Jefferson County, Alabama,** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Michael A. Clasen and wife, Carol M. Clasen

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

Jane E. Whitley

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

see attached Exhibit "A" for legal description

Subject to taxes for 1981.

Subject to easements and rights of way of record.

Subject to terms and conditions of Declaration of Condominium of record and limitations and conditions of Condominium Act.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

THIRD PARTY MORTGAGE \$ **15,500.00**
RECORDED SIMULTANEOUSLY HEREWITH.
D. H. Florence, Probate Judge

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

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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, we have hereunto set our hands(s) and seal(s), this **22nd** day of **April**, 19**81**

(Seal)

MICHAEL A. CLASEN

(Seal)

(Seal)

CAROL M. CLASEN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, **Larry L. Halcomb**, a Notary Public in and for said County, in said State hereby certify that **Michael A. Clasen and wife, Carol M. Clasen** 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd** day of **April**, A. D., 19**81**

Larry L. Halcomb
Notary Public
My Commission Expires January 22, 1983

EXHIBIT "B"

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Unit 15-4 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 589 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.
The condominium property is situated partly in Jefferson County, Alabama, and partly in Shelby County, Alabama.
This unit is intended for and restricted to residential use.

BOOK 332 PAGE 660

STATE OF ALABAMA
JUDGE OF PROBATE
1981 MAY -8 AM 8:47
J. J. J. Co.
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

STATE OF ALABAMA
JUDGE OF PROBATE
APR 22 2 27 PM '81
RECEIVED
POLICE DEPARTMENT

REAL 2049 PAGE 485

1550
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17.5