

This instrument was prepared by

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(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

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

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19810902000095250 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/02/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

JEFFERSON & SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

12000.00 x Shelby
8-18-81 x Shelby
Below

That in consideration of Twenty two thousand five hundred twenty and no/100 (\$22,520.00) Dollars and the assumption of the mortgage recorded in Real 1371, page 449, Jefferson County, Alabama and Mortgage Book 360, page 102, Shelby 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,

Joe W. Kellum, Jr. and wife, Rebecca Ann Kellum
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

A. Douglas Collins, Jr.
(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"

Subject to taxes for 1981.

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

Subject to easements and rights of way of record.

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

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

And ~~we~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 12th day of August, 1981.

(Seal)
(Seal)
(Seal)

Joe W. Kellum, Jr.
JOE W. KELLUM, JR.
Rebecca Ann Kellum
REBECCA ANN KELLUM
(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 Joe W. Kellum, Jr. and wife, Rebecca Ann Kellum 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 12th day of August, A. D., 1981.

Notary Public
My Commission Expires January 2

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EXHIBIT "A"

Unit 2-5 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 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 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 Volume 1632 Page 93 in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12 page 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, and amended by revision in 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.

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

1981 SEP -2 AM 10:00

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 300
Ind. 100
400

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

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AUG 18 2 37 PM '81

RECEIVED TO TAX
& \$2000.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

D. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

12.00
4.00

16.00