



This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209

109
REAL 2134 PAGE 492

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

STATE OF ALABAMA
SHELBY & JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten thousand five hundred and no/100 (\$10,500.00) Dollars and the assumption of the mortgage recorded in Real Volume 1801, Page 112, Jefferson County and Mortgage Book 394, page 726, 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,

John C. Coggin, a single man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 1982.

Subject to restrictions, easements and rights of way of record.

Subject to limitations and conditions of Declaration of Condominium By-Laws and Amendments of record.

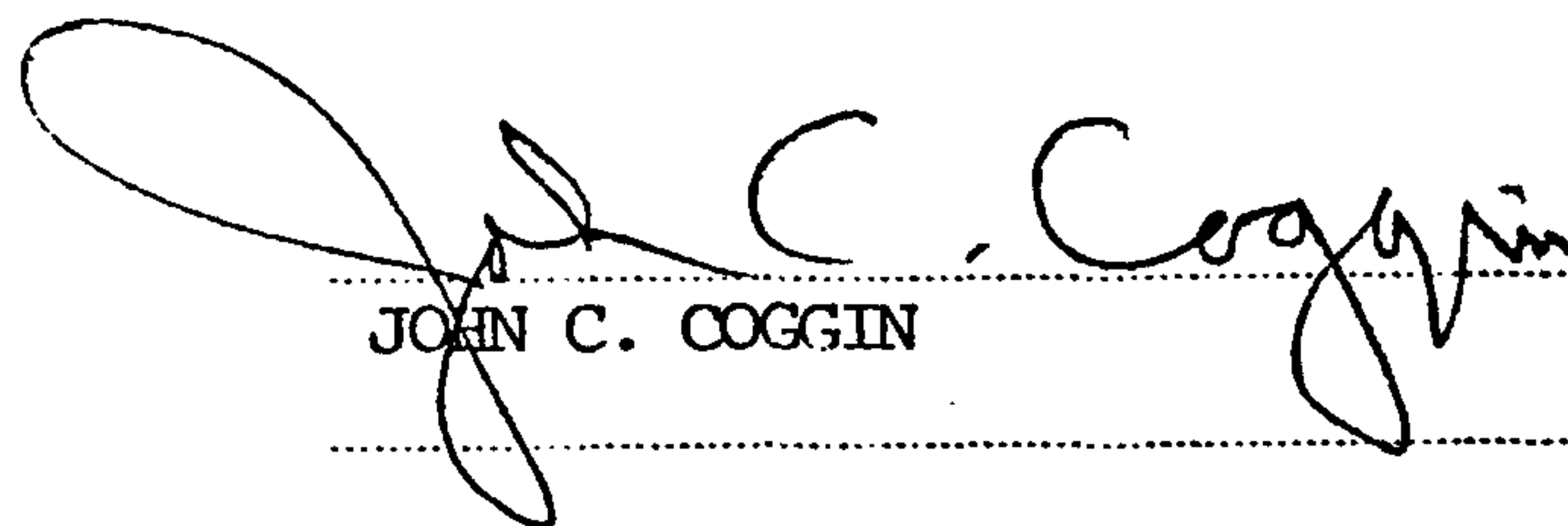
By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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

And I ~~xxx~~ do for myself ~~xxxxxx~~ and for my ~~xxx~~ heirs, executors, and administrators covenant with the said GRANTEEES their heirs and assigns, that I am ~~xxxxxx~~ lawfully seized in fee simple of said premises; that they are free from all encumbrance unless otherwise noted above; that I ~~xxx~~ have a good right to sell and convey the same as aforesaid; that I ~~xxx~~ will and my ~~xxx~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 18th day of November, 19 81.

.....(Seal)
.....(Seal)
.....(Seal)

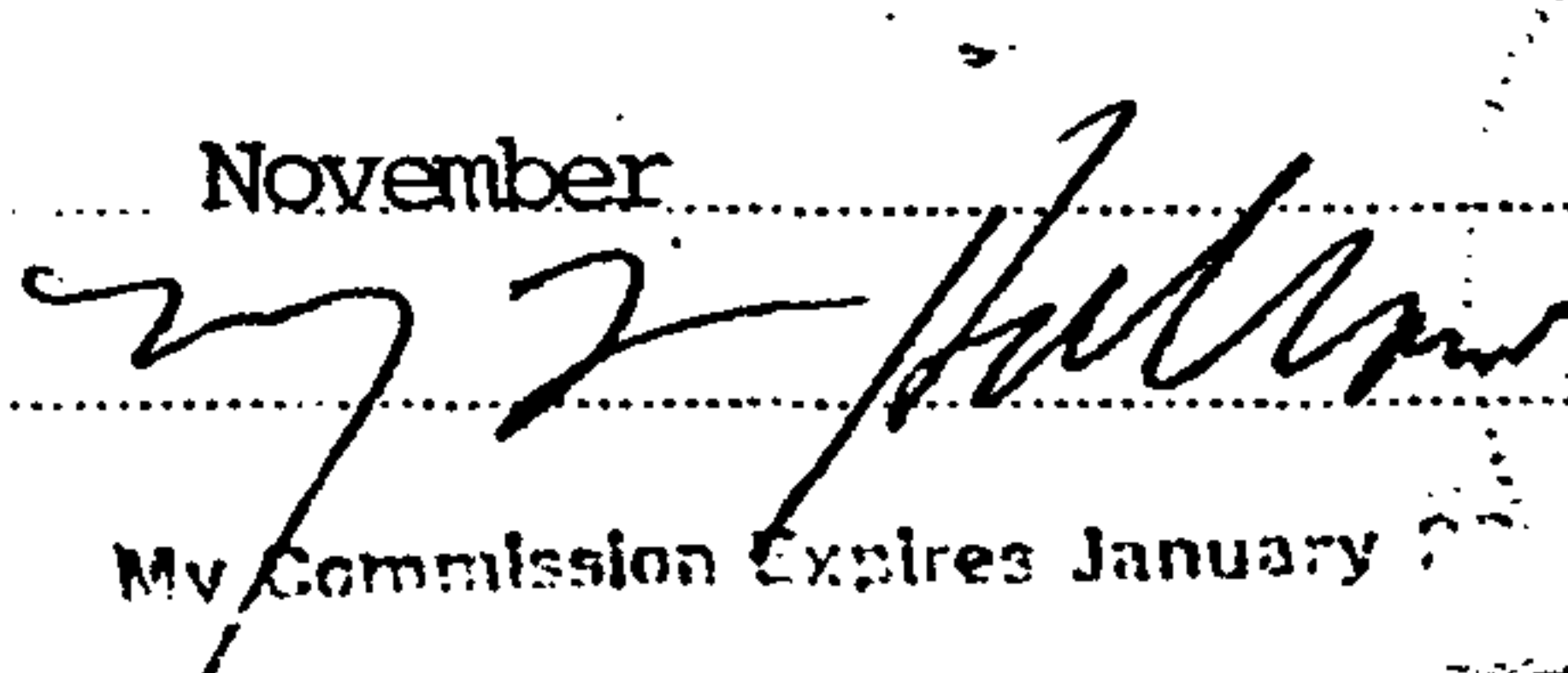

JOHN C. COGGIN

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 John C. Coggin, a single man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, A. D., 19 81


Notary Public
My Commission Expires January 1982

BOOK 336 PAGE 648

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EXHIBIT "A"

Unit 16-1, 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 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 Volume 1385, Page 91, in Real Vol. 1388, Page 152, in Real Volume 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 described 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.

BOOK 336 PAGE 649

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 DEC -4 AM 8:28
Tax Paid in Jeff. Co.
JUDGE OF PROBATE

Rec 3.00
Jud 1.00
4.00

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

REAL 2134 PAGE 492

Nov 19 10 20 AM '81

RECORDED & INDEXED TAX
& SHELBY CO. HAS BEEN
PAID BY THE JUDGE

JUDGE OF PROBATE

10.50
4.50
14.50