

SEND TAX NOTICE TO:
Rick M. Powell
2415 Dove Place
Birmingham, AL

This instrument was prepared by

(Name) Lamar Ham, Attorney at Law

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

7000.00 + 1/100
7-19-82

That in consideration of Fourteen thousand and no/100 (\$14,000.00) DOLLARS and assumption of the mortgage recorded in Real Volume 1785, page 129 in the Probate Office of Jefferson County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Garrett S. Bressler and wife, Barbara Counts Bressler, formerly Barbara Counts (herein referred to as grantors) do grant, bargain, sell and convey unto

Rick M. Powell and Bene' Alpert

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to current taxes, easements, rights of way and Declaration of Condominium of record.

Barbara Counts Bressler is one and the same person as Barbara Counts, record title holder to the subject property.

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

\$7,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 12th day of July, 1982

WITNESS:

M. Jonelle Blanton (Seal)

M. Jonelle Blanton (Seal)

(Seal)

Garrett S. Bressler (Seal)

Barbara Counts Bressler (Seal)

(Seal)

North Carolina

STATE OF XXXXXXXX

Jefferson COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Garrett S. Bressler and wife, Barbara Counts Bressler, 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 12th day of July, A. D. 1982

Clare S. Galley, Notary Public.

My Commission expires: April 24, 1987

BOOK 341 PAGE 589

Unit 7-6, in Windhover, a condominium, located at Old Rocky Ridge Road Jefferson County, Alabama, as established by Declaration of Condominium recorded in July 23, 1975, in Real Vol. 1197, Page 689, in the Office of the Judge of Probate of Jefferson County, Alabama, and in Misc. book 12, Page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendment of Declaration of Condominium recorded July 31, 1975, in Real Vol. 1200, page 637, in the Office of Judge of Probate of Jefferson County, Alabama, and in Misc. Book 12, Page 196, in the Office of Judge of Probate of Shelby County, Alabama, and as amended by instruments recorded in Real Vol. 1385, Page 91 and Real Vol. 1388, Page 152, and Real Vol. 564, Page 374, and Real Vol. 1573, Page 594, Real Vol. 1632, Page 85, and Real Vol. 1632, Page 93, and Real Vol. 1702, Page 849, 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 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 Office of Judge of Probate of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Office of Shelby County, Alabama, and as amended by revised plans recorded in Map Book 107, Page 32, in Office of Judge of Probate Jefferson County, Alabama, and in Map Book 6, Page 55, in the Probate Office of Shelby County, Alabama, and amended in Map Book 111, Page 34, and Map Book 115 Page 5, in Probate Office of Jefferson County, Alabama.

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

1982 AUG -5 AM 9:04
J. A. Felt. in Jeff. Co.
F. A. A. A. A. A.
JUDGE OF PROBATE

Rec. 3.00
Incl. 1.00
4.00

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

REAL 2216 PAGE 881
JUL 19 10 04 AM '82

RECORDED & INDEXED
A \$2.00 FEE HAS BEEN
PAID BY THE INSTRUMENT

700
400
11.00