

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

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

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

STATE OF ALABAMA  
JEFFERSON AND SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Seven Thousand Six hundred and no/100 (\$27,600.00) and the assumption of the mortgage recorded in Real Volume 1715, page 219, Probate Office of Jefferson County, Alabama and Volume 391, page 239, Probate Office of 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,

Wanda Stephens, a single woman

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

Constance T. Cantienny

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
JEFFERSON AND SHELBY County, Alabama, to-wit:

345

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT A.

Subject to taxes for 1983.

Subject to restriction, right-of-ways and all terms and conditions of declaration of condominium of record.

Subject to limitations as set forth in Condominium Act.

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 (do) do for myself (myself) and for my (my) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (myself) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (do) have a good right to sell and convey the same as aforesaid; that I (do) will and my (my) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), 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 15th  
February 83 day of 19

(Seal)

(Seal)

(Seal)

Wanda Stephens  
WANDA STEPHENS

(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 Wanda Stephens, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February

A. D., 1983

Larry Halcomb

2/27/83

Notary Public

My Commission Expires 1/23/86

EXHIBIT "A"345 PAGE 608  
BOOK

Unit 16-2, 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 Volume 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, in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama. The entire Condominium property is situated partly in Jefferson County, and partly in Shelby County, Alabama.

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

1983 MAR 10 AM 9:03

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

FEB 16 10 14 AM '83  
RECD 10 A.M. MTC TAX  
RECD 10 A.M. MTC TAX  
PD THIS INSTRUMENT.

28.00  
4.00  
32.00

REAL 2295 PAGE 921