

SEND TAX NOTICE TO: John H. Howser
3823 Windhover Drive
Birmingham, AL 35216

THIS INSTRUMENT PREPARED BY:
Frank K. Bynum, Attorney
2100-16th Avenue, South
Birmingham, AL 35205

WARRANTY DEED, JOINTLY FOR LIFE OF GRANTEES TO SURETY CO. ALABAMA TITLE CO., INC.

State of Alabama }
JEFFERSON & SHELBY COUNTY } Know All Men By These Presents,

That in consideration of SIXTY THOUSAND NINE HUNDRED AND NO/100 (\$60,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Kathryn Jean Landers, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
John H. Howser

(herein referred to as GRANTEES) ~~for and to the use and behoof of the said GRANTEES, their heirs and assigns forever, together with every contingent~~
~~the common elements of Windhover, a Condominium, as set out~~
in Jefferson & Shelby County, Alabama to-wit:
Unit 5-5 in Windhover, a condominium, ocated 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 Office of the Judge of Probate of Jefferson County, Alabama,
and in Misc. Book 12, Page 1, in the Office of the Judge of Probate of Shelby County,
Alabama, as amended by Amendment of Declaration of Condominium recorded on July 31, 1975,
in Real Volume 1200, Page 637, in the Office of the Judge of Probate of Jefferson County,
Alabama, and in Misc. Book 12, Page 196, in the Office of the 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. 1564, Page 374, and Real Volume 1573, Page 594,
Real Vol. 1632, Page 85, 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 the
Judge of Probate of Jefferson County, Alabama, in Map Book 6, Page 52, in the Office of
the Judge of Probate of Shelby County, Alabama, as amended by revised plans recorded in
Map Book 107, Page 32, in the Office of the Judge of Probate of Jefferson County, Alabama,
and Map Book 6, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama,
and amended in Map Book 111, Page 34, and Map Book 115, Page 5, in the Probate Office of
Jefferson County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.
\$51,900.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES ~~for and to the use and behoof of the said GRANTEES, their heirs and assigns forever, together with every contingent~~
~~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 the~~
~~Judge of Probate of Jefferson County, Alabama, in Map Book 6, Page 52, in the Office of~~
~~the Judge of Probate of Shelby County, Alabama, as amended by revised plans recorded in~~
~~Map Book 107, Page 32, in the Office of the Judge of Probate of Jefferson County, Alabama,~~
~~and Map Book 6, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama,~~
~~and amended in Map Book 111, Page 34, and Map Book 115, Page 5, in the Probate Office of~~
~~Jefferson County, Alabama.~~

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 am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 admini-
strators 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, I have hereunto set my hand and seal, this 27th
day of August
WITNESS: Carmen Garcia
STATE OF ALABAMA }
JEFFERSON & SHELBY CO. }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
1983 SEP 21 AM 10:38 }
Deed TAY Bim Jeff Co. }
JUDGE OF PROBATE }
General Acknowledgement }

State of Texas }
Harris COUNTY }
Notary Public in and for said County, in said State,
hereby certify that Kathryn Jean Landers, an unmarried 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.

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kathryn Jean Landers, an unmarried 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 27 day of August
MY COMMISSION EXPIRES: MARY LOU HOUSTON
Notary Public in and for Harris County, Texas
Form 3091 (Rev'd 9-81) My Commission Expires October 1, 1984
(SEAL)