



american title insurance company

BIRMINGHAM, ALABAMA

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

Michael L. Lansdell

2429 Mallard Drive

(Address) P. O. Box 20814, Birmingham, AL

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand One Hundred and no/100 -----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James M. Mitchell, III and wife, Nancy W. Mitchell

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

Michael L. Lansdell

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

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Collateral Investment Company, recorded in Real Volume 1640, Page 132, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$2,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And ~~K~~(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 2nd day of February, 1984.

(Seal)

(Seal)

(Seal)

James M. Mitchell, III

(Seal)

(Seal)

(Seal)

Nancy W. Mitchell

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Mitchell, III and wife, Nancy W. Mitchell, 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 2nd day of February, A. D., 1984.

Notary Public.

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EXHIBIT "A"

Unit 14-4 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, and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.

BOOK 353 PAGE 247

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See mtg 443-286
1984 FEB 10 AM 11:15

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

Deed tax - 14.00
Rec. 3.00
Ind. 1.00
18.00