

1005

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. WEAVER, JR., ATTORNEY
521 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:

Racetrac Petroleum, Inc.
P. O. Box 105035
Atlanta, Georgia 30348
Attn: C. J. Motley

FILED 2521 REC 580

WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of Sixty-three Thousand Five Hundred Dollars (\$63,500.00) to the undersigned grantor, VIRGIL J. ELMORE, III, a single man, (hereinafter referred to as "GRANTOR"), in hand paid by OWC DEVELOPMENT CORPORATION, a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, to-wit:

Unit 16-3 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 Vol. 1385, Page 91, in Real Vol. 1388, Page 152, in Real Vol. 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 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.

The Condominium property is situated partly in Jefferson County, Alabama and partly in Shelby County, Alabama.

The unit is intended for and restricted to residential use.

Said conveyance is made subject to:

- (a) Reservations, conditions, easements, options,

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*OWC Development
2625 Cumberland Skyway N.W.
Suite 100
Atlanta Ga 30339*

covenants, agreements, powers of attorney, limitations on title and all other provisions contained in or incorporated by reference in the Declaration of Condominium of Windhover, a condominium, as recorded.

(b) Ad valorem taxes.

(c) Restrictions, easements and rights of way of record and such zoning or other restrictions upon the use of the condominium property as may be imposed by governmental authorities having jurisdiction thereof.

GRANTEE, by acceptance hereof, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions, and conditions set forth in such Declaration of Condominium, as amended, including, but not limited to, the obligation, to make payment of assessments for the maintenance and operation of the Condominium which may be levied against such unit.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And the said GRANTOR does for himself, his heirs and assigns covenant with said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid and that he will, and his heirs and assigns, shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of November, 1983.

Virgil J. Elmore, III

VIRGIL J. ELMORE, III (SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virgil J. Elmore, III, 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 22nd day of November, 1983.

James Weaver

NOTARY PUBLIC

STATE OF ALA. JEFFERSON CO.
NOTARY PUBLIC
REAL **2521-580**
JUN 17 9 50 AM '84
6350

6350
400
6750

NOTARY PUBLIC
STATE OF ALABAMA
1984 JUN 25 PM 6:00
Rec'd tax 6350
Rec 300
and 100
6750

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2521-580