

Send Tax Notice To:

Bernard P. Beringer
2433 Dove Place
Birmingham, Alabama 35216

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 8572 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON & SHELBY COUNTY

That in consideration of Fifteen Thousand & No/100 (15,000.00) DOLLARS
& the assumption of the mortgage recorded in Real Vol. 1662, Page 567, Probate
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Office of
Betty Rowena Wells, a Single Woman
Jefferson County, Alabama & Real
Vol. 383, Page 807, Probate Office
of Shelby County, Alabama.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bernard P. Beringer & Elizabeth H. Beringer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Jefferson & Shelby County, Alabama to-wit:

See Exhibit "A" Attached.

Subject to taxes for 1987.

Subject to terms and conditions of Declaration of Condominium & Articles
of Incorporation & By-Laws of Windhover Association, Inc. of record.

Subject to rights of way of record.

BOOK 144 PAGE 806

By acceptance of this deed, grantees agree to assume the debt secured
by the above mortgage.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, 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, I have hereunto set my hand(s) and seal(s), this 13th
day of July, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

Betty Rowena Wells (Seal)
Betty Rowena Wells (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 Betty Rowena Wells, 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 13th day of July A. D., 19 87

Larry L. Halcomb
Notary Public.

3200 PAGE 891

EXHIBIT "A"

Unit 1-1, 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 1584, 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 144 PAGE 807

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

1987 JUL 14 AM 10:58

IN COMPLYING WITH THE TAX
COLLECTOR HAS BEEN
PD. ON THIS INSTRUMENT.

O. H. Farmer
JUDGE OF PROBATE

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

1987 AUG -7 AM 11:13

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

1500
600
2100

1. Deed Tax *244.00 in JH.*
2. Mtg. Tax
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 600