

401563

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This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

## WARRANTY DEED

5,950.00  
mtg 7-87

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY NINE THOUSAND FIVE HUNDRED & 00/100--- (\$59,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Michael L. Lansdell and wife, Lynne Lansdell (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Emmett Lee Wingfield, IV, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$53,550.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2429 Mallard Drive, Birmingham, Alabama 35216

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of July, 1987.

Michael L. Lansdell (SEAL)  
Michael L. Lansdell

Lynne Lansdell (SEAL)  
Lynne Lansdell

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

## General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Michael L. Lansdell and wife, Lynne Lansdell 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 24th day of July A.D., 1987

[Signature]  
Notary Public

My Commission Expires March 10, 1991

BOOK 145 PAGE 573

3211 PAGE 734

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 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.

ML *df*

BOOK 145 PAGE 574

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

1987 JUL 30 PM 12:13

NOTARIAL PUBLIC HAS BEEN  
PD. ON THIS INSTRUMENT

*O. H. Turner*  
JUDGE OF PROBATE

6.00  
6.00  

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12.00

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

1987 AUG 13 AM 10:46

*R. B. ...*  
JUDGE OF PROBATE

1. Deed Tax \$ *tax pd. in Jeff Co.*  
2. Mtg. Tax  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 6.00