

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1318 ALFORD AVENUE SUITE 102
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Blair Realty Co., Inc.
1313 Alford Avenue
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
 JEFFERSON COUNTY)

Inst # 1995-00207

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Thousand and No/100 (\$10,000.00) Dollars (and the assumption of the below mentioned mortgage) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CHRISTOPHER L. RYAN AND WIFE, MARY DE ANNA CORDAR RYAN

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

BLAIR REALTY CO., INC.

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to all easements, restrictions, and rights-of-way of record.

And as further consideration the Grantee herein assumes and promises to pay that certain mortgage to **SOUTH STATES MORTGAGE CORPORATION** recorded in Real 3708, Page 286, in Jefferson County, Alabama and recorded in Real Volume 281, Page 418 in Shelby County, Alabama. Said mortgage being assigned to **SouthTrust Mortgage Corporation**, recorded in Real 3708, Page 293, in Jefferson County, Alabama and recorded in Real Volume 281, Page 426, Shelby County, Alabama and re-filed in Real 318, Page 563, in Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

NOTE: Mary De Anna Cordar Ryan, DeAnna Cordar and De Anna Ryan are one and the same person.



TO HAVE AND TO HOLD, the same unto the 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.

Inst # 1995-00207

01/04/1995-00207
 09:07 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 003 MCD 14.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 22nd day of November, 1994.


CHRISTOPHER L. RYAN

MARY DE ANNA CORDAR RYAN

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that **CHRISTOPHER L. RYAN AND WIFE, MARY DE ANNA CORDAR RYAN**,
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 seal this 22nd day of November, 1994.



Notary Public

MY COMMISSION EXPIRES: 2/23/96

EXHIBIT A

Unit 10-4 in Windhover, a Condominium, Phase 11, 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, and in Real Volume 1388, Page 152, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 196 and Misc. Book 18, Page 28, and in Misc. Book 18, Page 163, 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 "D" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said units 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, Map Book 111, Page 34, Map Book 115, Page 5; Map Book 116, Page 76; and Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 53, 54 and 55, in Map Book 6, Page 133, in Map Book 7, Page 41, in Map Book 7, Page 91 and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.

State of Alabama - Jefferson County
I certify this instrument filed on:
1994 NOV 29 A.M. 10:00

| | | |
|-----------------|----------|-----------------------|
| Recorded and \$ | | Mtg. Tax |
| and \$ | 10.00 | |
| \$ | 9.50 | Deed Tax and Fee Amt. |
| | | 19.50 |
| | Total \$ | |

GEORGE R. REYNOLDS, Judge of Probate



9413/7577

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SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.50