

120005-4124

This is to re-record the Warranty Deed dated 9-24-99, and recorded in the Office of the Judge of Probate, Jefferson County, Birmingham, Alabama, in Deed Book 9914, page 3470.

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Mildred Black
2350 Rabbit Br. Rd.
Cropwell, Al 35054

STATE OF ALABAMA
JEFFERSON COUNTY)

WARRANTY DEED

(9 9 1 4 / 3 4 7 0)

2 0 0 0 0 1 / 4 8 7 2

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ~~Ten and No~~ ^{500.00} ~~100~~ Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, E. Ashley Ferdon, married, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Mildred Black (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

As described on Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Homeowner's dues; (3) Easements, restrictions and rights-of-way of record; (4) All documents relating to Windhover Condominium including, without limitation, the Declaration of Condominium and any Homeowners' Association documents; (5) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of Grantor or her spouse (if applicable).

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 24th day of September, 1999.

E. Ashley Ferdon
E. Ashley Ferdon

STATE OF ALABAMA)
COUNTY)

06/02/2000-18254
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
17.00
SNA

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that E. Ashley Fardon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of Sept., 1999.

Judy L. Fardon
Notary Public

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MY COMMISSION EXPIRES
FEBRUARY 7 2001


State of Alabama - Jefferson County
I certify this instrument filed on:
1999 OCT 28 A.M. 10:31
Recorded and \$.50 Mitg. Tax
and \$ 7.00 Deed Tax and Fee Amt.
\$ 7.50 Total \$ 7.50
GEORGE R. REYNOLDS, Judge of Probate

9914/3470

EXHIBIT A

Unit 12-5 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.

I certify this instrument filed on:

2000 JAN 18 A.M. 07:38

Recorded and \$

Mfg. Tax

and \$

Deed Tax and Fee Admt.

\$ 10.50

Total \$

10.50

GEORGE R. REYNOLDS, Judge of Probate

"No Tax Collected"

200001/4872

STATE OF ALABAMA-JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has
been collected on this instrument.

Judge of Probate

Michael R. Selin

Inst # 2000-18254

06/02/2000-18254
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 17.00

CERTIFIED COPY

State of Alabama
Jefferson County

I, the Undersigned, as Judge of Probate in and for said County, in said State, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office in vol. 200001 page 4872.

Given under my hand and official seal, this the 17th
day of May, 2000.

Michael F. Bohm
Judge of Probate