

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: TRACY LYNN FOWLER

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

name

3812 WINDHOVER CIRCLE

address

BIRMINGHAM, ALABAMA 35216-5378

WARRANTY DEED-

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

mgt Value 2865.00 5/03



20030519000311670 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/19/2003 14:02:00 FILED/CERTIFIED

That in consideration of NINETY FIVE THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$95,500.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, MONIQUE M. LANE, A MARRIED PERSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto TRACY LYNN FOWLER

(herein referred to as grantee, whether one or more), the following described real estate, situated in JEFFERSON County, Alabama,
to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED
HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

MONIQUE M. LANE IS THE SAME PERSON AS MONIQUE MARTIN MILLER; IS MARRIED; AND
THE PROPERTY CONVEYED DOES NOT CONSTITUTE HER HOMESTEAD, NOR THAT OF HER
SPOUSE.

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 15th
day of April, 2003

_____(Seal)

_____(Seal)

_____(Seal)

Monique M. Lane
MONIQUE M. LANE

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Jefferson

COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
MONIQUE M. LANE, A MARRIED PERSON

whose name(s) 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 hands and official seal this 15th day of April, A.D., 2003

Gene W. Gray, Jr.
GENE W. GRAY, JR.

Notary Public

Exhibit "A"

Unit 3-5, 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; Real Volume 1385, page 91; Real Volume 1388, page 152; Real Volume 1564, page 374; Real Volume 1573, page 594; 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; Misc. Book 18, page 28; Misc. Book 18, page 163; Misc. Book 24, page 465; Misc. Book 24, page 468, 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, Map Book 111, page 34; Map Book 115, page 5; 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; Map Book 6, page 133; Map Book 7, page 41; Map Book 7, page 81 and Map Book 7, page 82 in the Probate Office of Shelby County, Alabama.

Subject to:

Advaloren taxes due October 1, 2003

Easement for Alabama Power Company recorded in Volume 6305, page 360; Volume 6752, page 488; Real 1122, page 526; Real 1565, page 31 and Real 1565, page 36, in the Probate Office of Jefferson County, Alabama.

Right of way to Jefferson County, recorded in Real 456, page 127; Real 444, page 679; Real 1087, page 730; Real 1772, page 194 in the Probate Office of Jefferson County, Alabama and in Book 255, page 811 and Book 255, page 813 in the Probate Office of Shelby County, Alabama.

Terms and Conditions as set forth in that Declaration of Condominium By-Laws and Amendments recorded in Real 1197, page 689 in the Probate Office of Jefferson County, Alabama, and in Misc. Volume 12, page 1 in the Probate Office of Shelby County, Alabama; amended by Real 1632, page 85; Real 1632, page 93; Real 1385, page 91; Real 1388, page 152; Real 1573, page 594 and Real 1564, page 374 and amended by Real 1702, page 849, in the Probate Office of Jefferson County, Alabama, and Misc. Book 26, page 329; Misc. Book 26, page 337; Misc. Book 24, page 465 and Misc. Book 24, page 468 in the Probate Office of Shelby County, Alabama.

Limitations and Conditions as set forth in the Condominium Act.

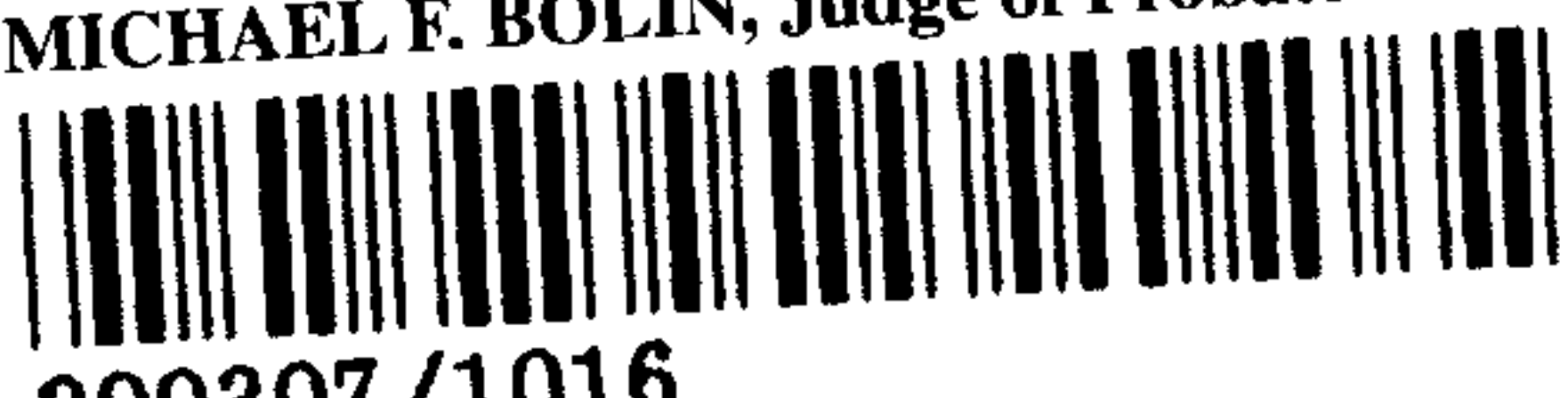
Right of Way granted to Alabama Power Company by instrument recorded in Real 1678, page 249, in the Probate Office of Jefferson County, Alabama and in Volume 316, page 364 in the Probate Office of Shelby County, Alabama.

Right of way to Southern Bell Telephone and Telegraph Company, recorded in Real 1647, page 410, in the Probate Office of Jefferson County, Alabama and Volume 341, page 248 and Volume 314, page 513 in the Probate Office of Shelby County, Alabama.

Right of way to Telvue Cable of Alabama recorded in Volume 341, page 254 in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Gas Corporation, recorded in Volume 340, page 955, in the Probate Office of Shelby County, Alabama.

TRACY LYNN FOWLER

State of Alabama - Jefferson County
I certify this instrument filed on:
2003 MAY 08 A.M. 10:36
Recorded and \$ 3.00 Mtg. Tax
and \$ 7.00 Deed Tax and Fee Amt.
Total \$ 10.00
\$ MICHAEL F. BOLIN, Judge of Probate

200307/1016