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20050318000124990 1/3 \$124.00
Shelby Cnty Judge of Probate, AL
03/18/2005 03:42:08PM FILED/CERT

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*THIS MORTGAGE IS BEING RERECORDED TO SHOW SHELBY COUNTY RECORDING INFORMATION.
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ANDREW HATLEY
1604 LAKESHORE DRIVE
ANNISTON, AL 36207

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVEN THOUSAND DOLLARS and 00/100 (\$107,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID A. HICKS AND KATHERINE W. HICKS HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ANDREW HATLEY, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

UNIT 11-2, 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, PAGE 28, IN MISC. BOOK 18, PAGE 28, IN MISC. 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 MSP 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 THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND IN MAP BOOK 6, PAGE 55, MAP BOOK 6, PAGE 133, IN MAP BOOK 7, PAGE 41; IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN REAL VOLUME 1702, PAGE 849.
3. EASEMENT WITH TCI CABLEVISION OF ALABAMA, INC., AS RECORDED IN INSTRUMENT #9916/2936.
4. RIGHT OF WAY TO JEFFERSON COUNTY, ALABAMA, AS SET FORTH IN REAL 1087, PAGE 730.

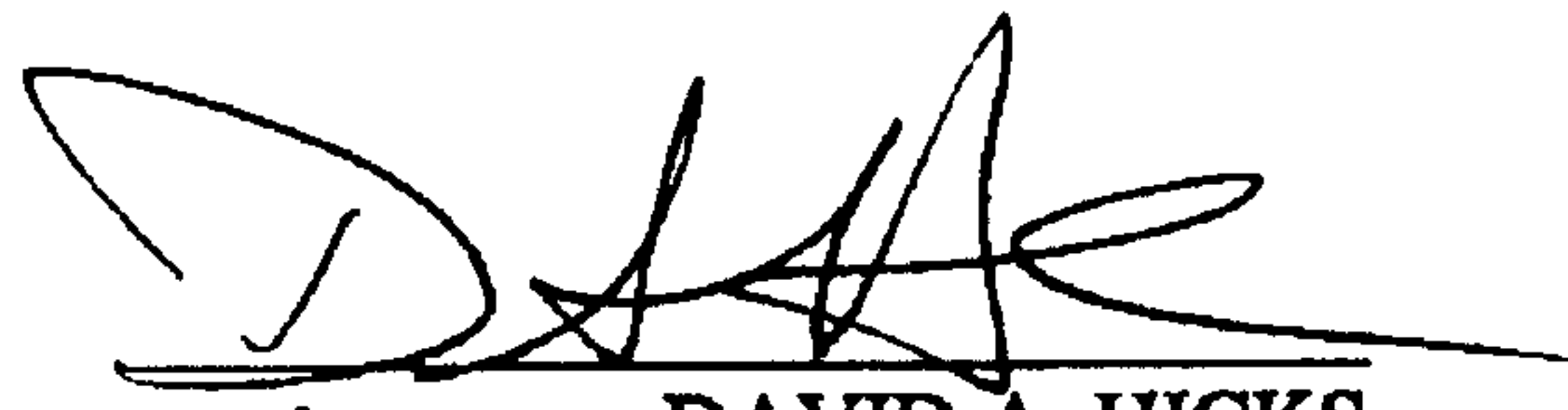
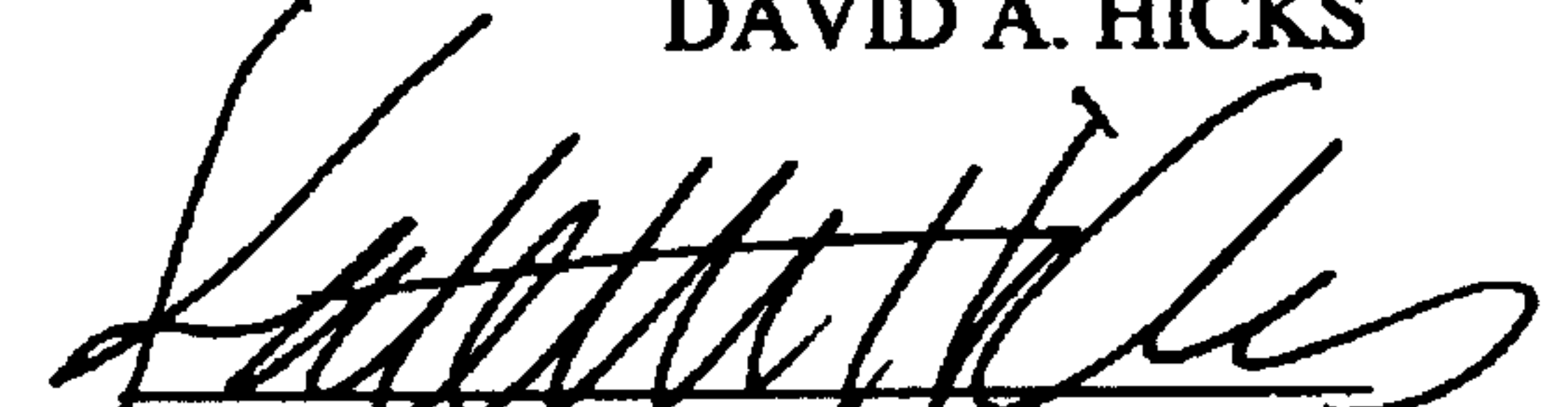
5. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN REAL 1678, PAGE 249, AND VOLUME 316, PAGE 364.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET FORTH IN REAL 1565, PAGE 31.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 6305, PAGE 360, VOLUME 6752, PAGE 488, REAL 1122, PAGE 526 AND REAL 1565, PAGE 36.
8. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL AS RECORDED IN REAL 1647, PAGE 410.
9. RIGHT OF WAY TO JEFFERSON COUNTY, ALABAMA, AS SET FORTH IN REAL 456, PAGE 127; REAL 444, PAGE 679, AND BOOK 255, PAGE 811 AND 813.
10. TERMS AND CONDITIONS, AS RECORDED IN DECLARATION OF CONDOMINIUM, BY-LAW & AMENDMENTS RECORDED IN REAL 1197, PAGE 689, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND RUN IN MISC. VOLUME 12, PAGE 1, AND AMENDED IN REAL VOLUME 1200, PAGE 637, AND 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 MISC. BOOK 26, PAGE 339, MISC. BOOK 26, PAGE 337, MISC. BOOK 24, PAGE 465, AND MISC. BOOK 24, PAGE 468, AND AMENDED IN REAL 1702, PAGE 849.
11. RESTRICTIONS CONDITIONS AND LIMITATIONS IN REAL VOLUEM 1586 PAGE 676.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAVID A. HICKS AND KATHERINE W. HICKS, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of November, 2004.

State of Alabama - Jefferson County
I certify this instrument filed on:
2004 NOV 30 09:52:05:83AM
Recorded and \$ 107.00 Mtg. Tax
and \$ 7.00
\$ 114.00 Total \$
MICHAEL F. BOLIN, Judge of Probate
200415/9963

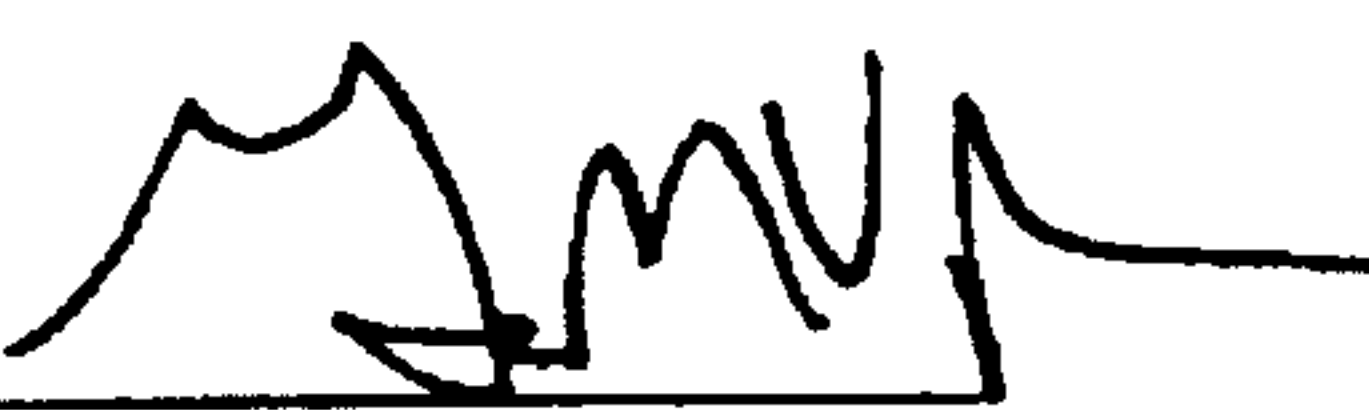

DAVID A. HICKS

KATHERINE W. HICKS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID A. HICKS AND KATHERINE W. HICKS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of November, 2004.


Notary Public

My commission expires: 9.29.06



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Shelby County, AL 03/18/2005
State of Alabama

Deed Tax: \$107.00

State of Alabama

Jefferson County

I, the Undersigned, as Judge of Probate Court in and for Jefferson County, Alabama, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appeared on record at this office. Given under my hand and official seal, this the 16 day of Feb, 2005.

Mark James
JUDGE OF PROBATE