

(RECORDING INFORMATION ONLY ABOVE THIS

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KATHRYN BROOKE BOYD 2427 MALLARD DRIVE BIRMINGHAM, AL 35210

STATE OF ALABAMA COUNTY OF JEFFERSON

WARRANTY DEED

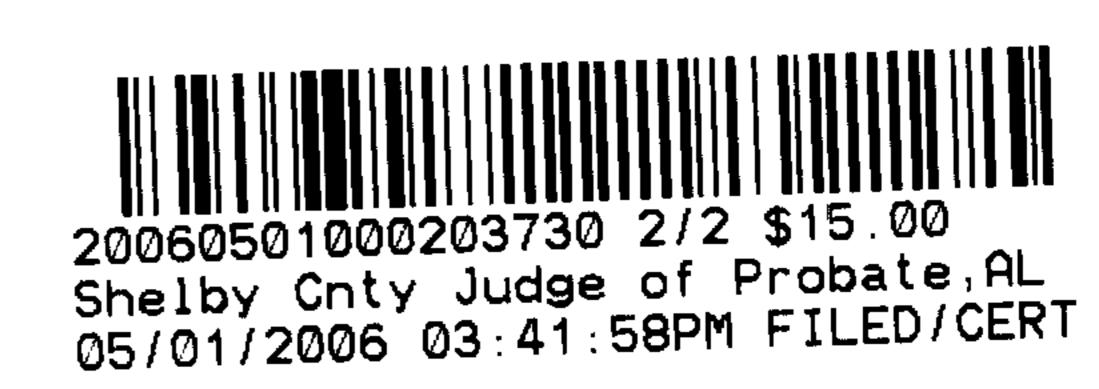
Know All Men by These Presents: That in consideration of ONE HUNDRED FIVE THOUSAND DOLLARS 00/100 (\$105,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, WILLIAM K. BICE, A SINGLE MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KATHRYN BROOKE BOYD, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

AND SHELBY

UNIT 14-3, IN WINDHOVER, A CONDIMINIUM 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 81 AND MAP BOOK 7, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. 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.
- 3. RIGHT OF WAY TO JEFFERSON COUNTY, RECORDED IN REAL 456, PAGE 127; REAL 444, PAGE 679; REAL 1087, 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.
- 4. 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 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 SHELBY COUNTY, ALABAMA.



- 5. LIMITATIONS AND CONDITIONS AS SET FORTH IN THE CONDOMINIUM ACT.
- 6. 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.
- 7. 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.
- 8. RIGHT OF WAY TO TELVUE CABLE OF ALABAMA RECORDED IN VOLUME 341, PAGE 254 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 9. RIGHT OF WAY TO ALABAMA GAS CORPORATION RECORDED IN VOLUME 340, PAGE 955, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$81,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, WILLIAM K. BICE, A SINGLE MAN, have hereunto set his, her or their signature(s) and seal(s), this the 13th day of April, 2006.

WILLIAM K. BICE

20060420000351650 2/2 **Bk: LR200607 Pg:5338**04/20/2006 10:24:50 AM D

Fee - \$7.00

Deed Tax -\$23.50

Total of Fees and Taxes-\$30.50 LASHUNTA

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM K. BICE, A SINGLE MAN, 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 13th day of April, 2006.

Notary Public

My commission expires: 1.79.05

50% Jefferson 50% Shelby