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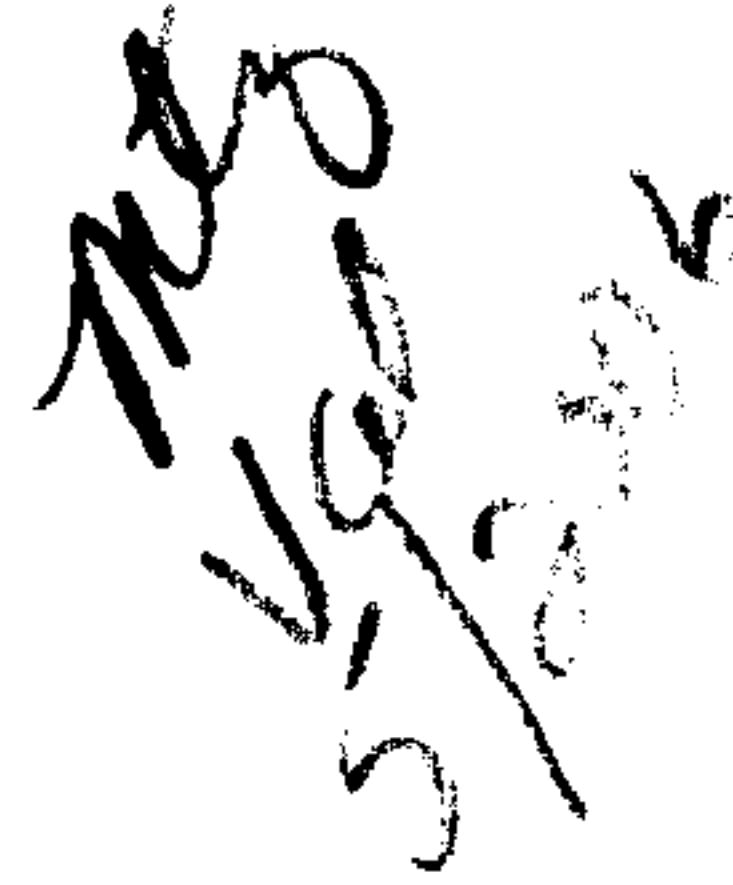
20060601000258390 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/01/2006 08:06:04AM FILED/CERT

20060526000542120 1/2
Bk: LR200609 Pg: 272
Jefferson County, Alabama
I certify this instrument filed on:
05/26/2006 11:59:34 AM D
Judge of Probate- Mark Gaines

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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



SEND TAX NOTICE TO:

DAVID MONTGOMERY
2406 FALCON PLACE #2
BIRMINGHAM, AL 35216

STATE OF ALABAMA
COUNTY OF JEFFERSON

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY ONE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$121,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **KELECHI EBEGBULEM, AN UNMARRIED WOMAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DAVID MONTGOMERY and TERESA MONTGOMERY**, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **JEFFERSON** County, Alabama, to-wit:

Unit 6-2, in Windhover, a Condominium located at 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 1564, Page 374, in Real Volume 1573, Page 594, in Real Volume 1632, Page 152, Real Volume 1564, Page 374, Real Volume 1573, Page 594, 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 190, 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 112, Page 5, Map Book 116, Page 75, 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 in Map Book 7, Page 82 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.
4. EASEMENT TO ALABAMA POWER COMPANY AS SET FORTH IN THE INSTRUMENT RECORDED IN VOLUME 6305, PAGE 360; VOLUME 6752, PAGE 488; REAL VOLUME 1122, PAGE 525; REAL VOLUME 1565, PAGE 36; SHELBY VOLUME 316, PAGE 347; REAL VOLUME 1565, PAGE 31; VOLUME 1678, PAGE 249; REAL VOLUME 2218, PAGE 26; REAL VOLUME 3712, PAGE 902.
5. RIGHT OF WAY TO JEFFERSON COUNTY RECORDED IN REAL VOLUME 456, PAGE 127; REAL VOLUME 4444, PAGE 679; REAL VOLUME 1087, PAGE 730; SHELBY DEED VOLUME 225, PAGE 811 AND 813; REAL VOLUME 1772, PAGE 194.
6. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT"; CHAPTER 8, SECTION 35-8-1 ET SEQ. CODE OF ALABAMA, 1975, AND/OR THE "ALABAMA UNIFORM CONDOMINIUM ACT OF 1991" CHAPTER 8A, SECTION 35-8A-101 ET SEQ. CODE OF ALABAMA 1975, AND SET FORTH IN THE DECLARATION OF CONDOMINIUM OF WINDHOVER, A CONDOMINIUM, DATED JULY 23, 1975, RECORDED IN REAL VOLUME 1197, PAGE 689, AND AMENDED BY REAL VOLUME 1200, PAGE 637, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND ALSO IN MISC. BOOK 12, PAGE 1, AMENDED BY MISC. BOOK 12, PAGE 196, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; AND FURTHER AMENDED IN REAL VOLUME 1385,

PAGE 91, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND MISC. BOOK 18, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED BY REAL VOLUME 1564, PAGE 374 AND REAL VOLUME 1632, PAGE 93, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, IN THE BY-LAWS OF WINDHOVER ASSOCIATION, INC., RECORDED IN REAL VOLUME 1197, PAGE 729, IN SAID PROBATE OFFICE IN THE ARTICLES OF INCORPORATION OF WINDHOVER ASSOCIATION, INC., RECORDED IN REAL VOLUME 1198, PAGE 870, JEFFERSON COUNTY AND MISC. VOLUME 13, PAGE 171, SHELBY COUNTY, IN SAID PROBATE OFFICE.

7. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH AS RECORDED IN REAL VOLUME 1647, PAGE 410; REAL VOLUME 2718, PAGE 22; DEED BOOK 314, PAGE 513; DEED BOOK 341, PAGE 248.
8. RIGHT OF WAY TO ALABAMA GAS CORPORATION RECORDED IN REAL VOLUME 2213, PAGE 599.
9. RIGHT OF WAY TO TELVUE CABLE OF ALABAMA RECORDED IN REAL VOLUME 2218, PAGE 30; DEED BOOK 341, PAGE 254.
10. RIGHT OF WAY TO JEFFERSON COUNTY RECORDED IN INSTRUMENT #9501/4324.
11. AGREEMENT WITH TCI CABLEVISION OF ALABAMA, INC., RECORDED IN INSTRUMENT #9916/2936.

\$97,520.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$24,380.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **KELECHI EBEGBULEM**, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of May, 2006.

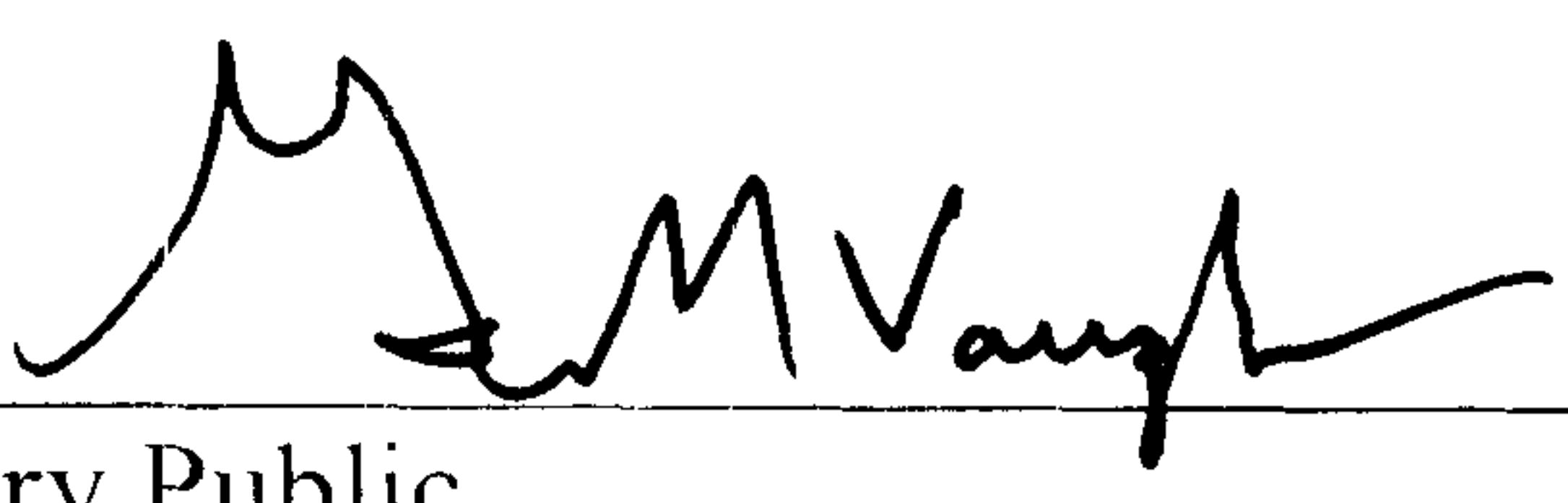

KELECHI EBEGBULEM

STATE OF ALABAMA
COUNTY OF SHELBY

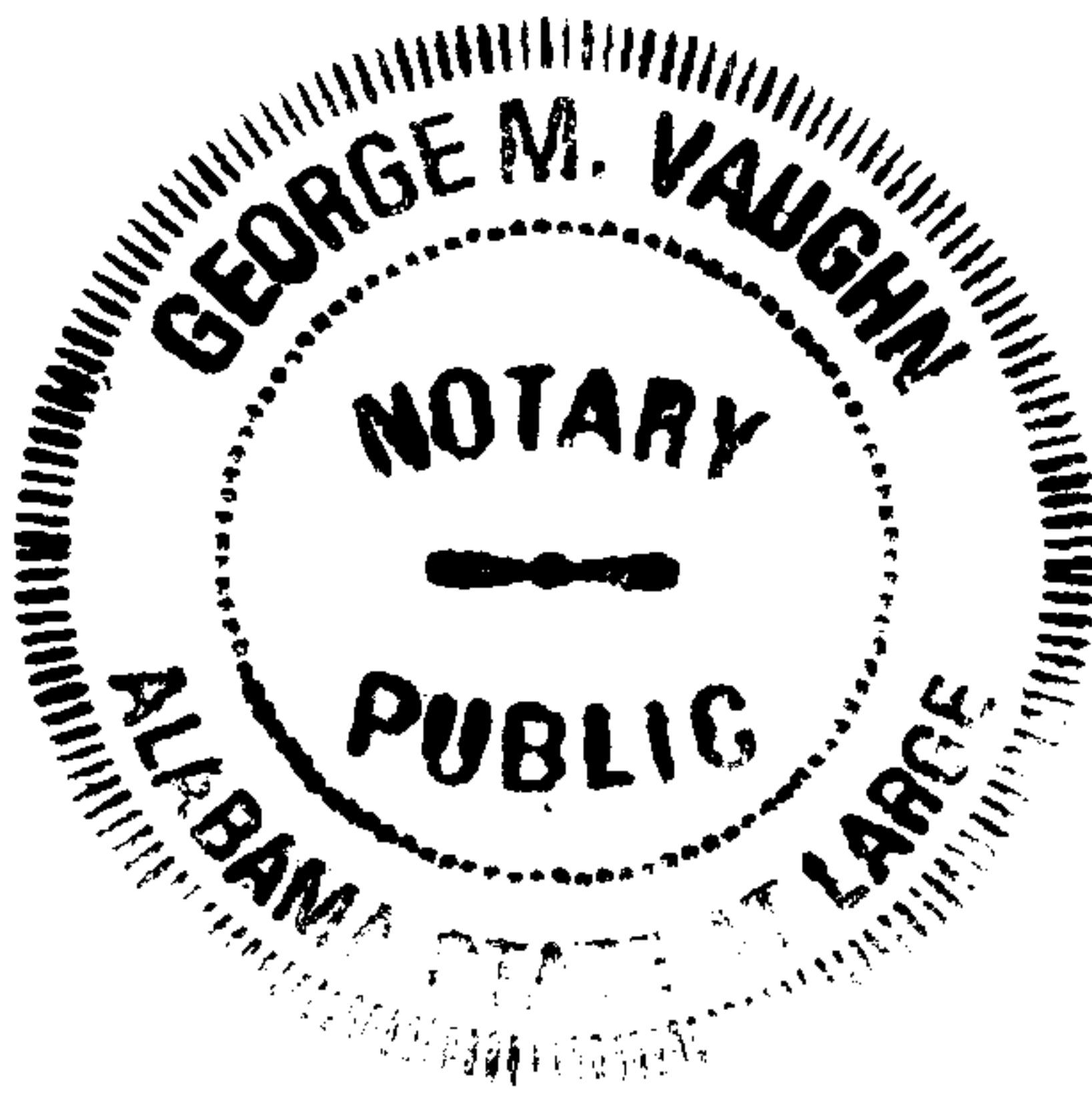
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KELECHI EBEGBULEM**, 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 19th day of May, 2006.


Notary Public

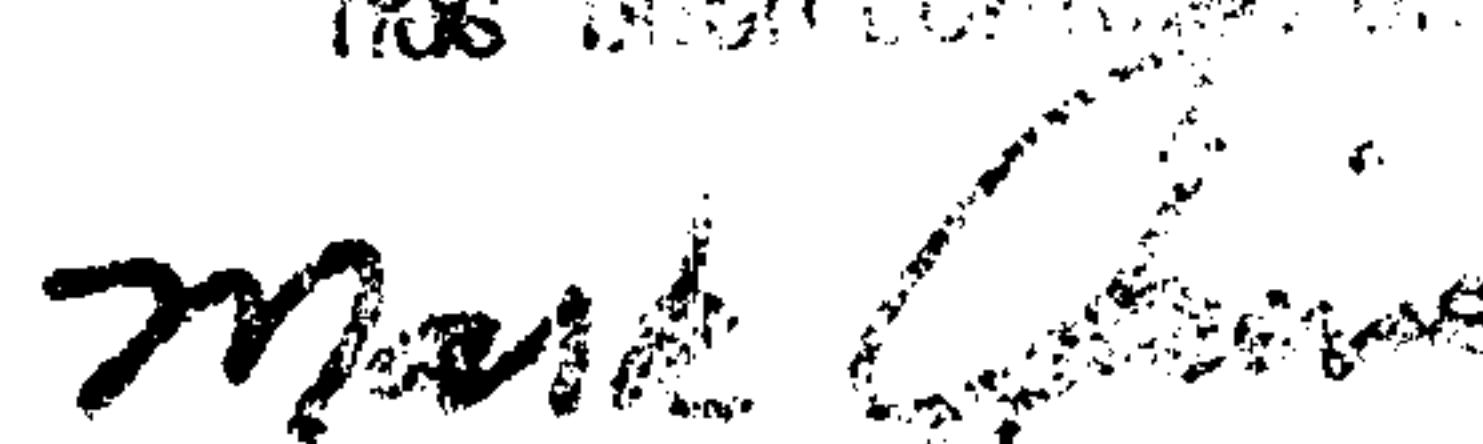
My commission expires: 9.29.06



20060526000542120 2/2
Bk: LR200609 Pg: 272
Jefferson County, Alabama
05/26/2006 11:59:34 AM D
Fee - \$8.00

Total of Fees and Taxes-\$8.00
AMYG

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


Mark J. Jones Judge of Probate

"NO TAX COLLECTED"