

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$118,500.00** to the undersigned Grantor(s), **Patrick Beverly and Sarah Grace Beverly, as Husband and Wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Philip W. Herron and Lindsey A. Herron** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 17-2, in Windover, 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 and 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 and Misc. Book 18, Page 28. Misc. Book 18, Page 163 and Misc. Book 24, Page 465 and Misc. Book 24, Page 468 and 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 Windover, 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 units 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 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.

Address of Property: **2403 Mallard Drive #17-2**
 Birmingham, Alabama 35216

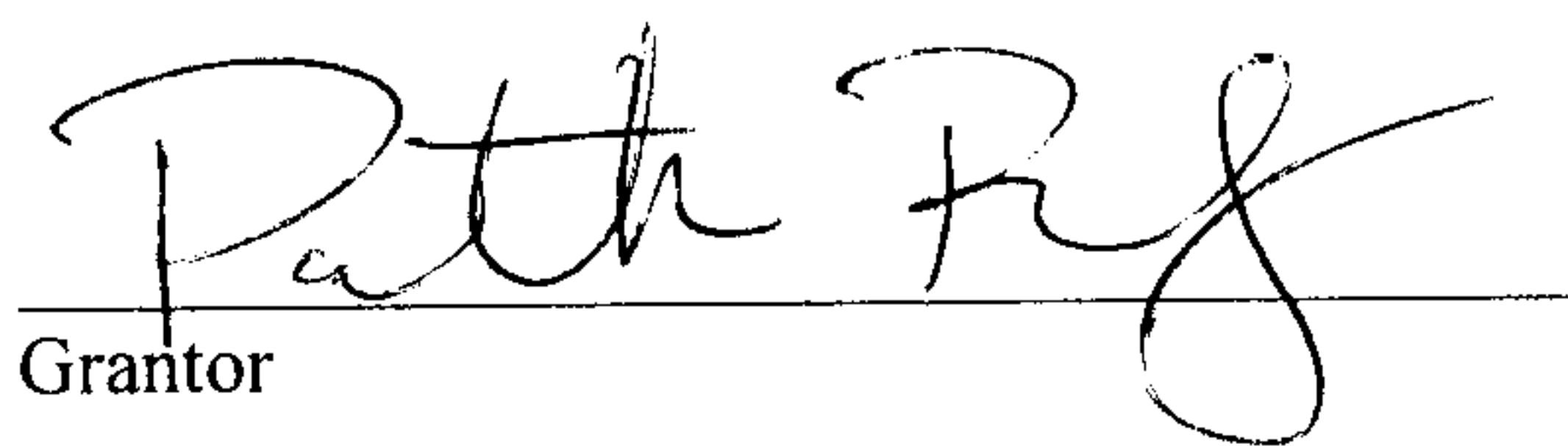
Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

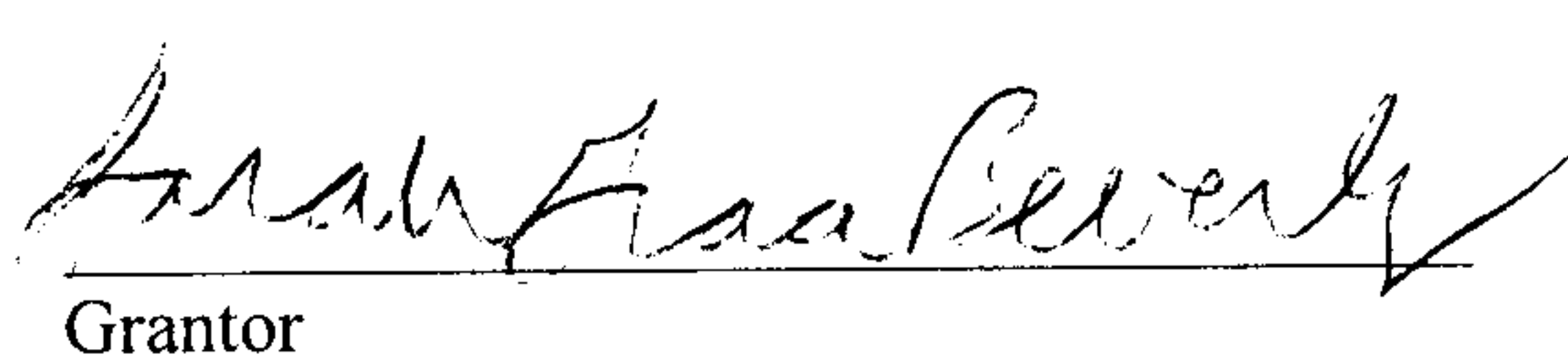
\$121,047.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 17th day of April, 2009.

By:


Grantor

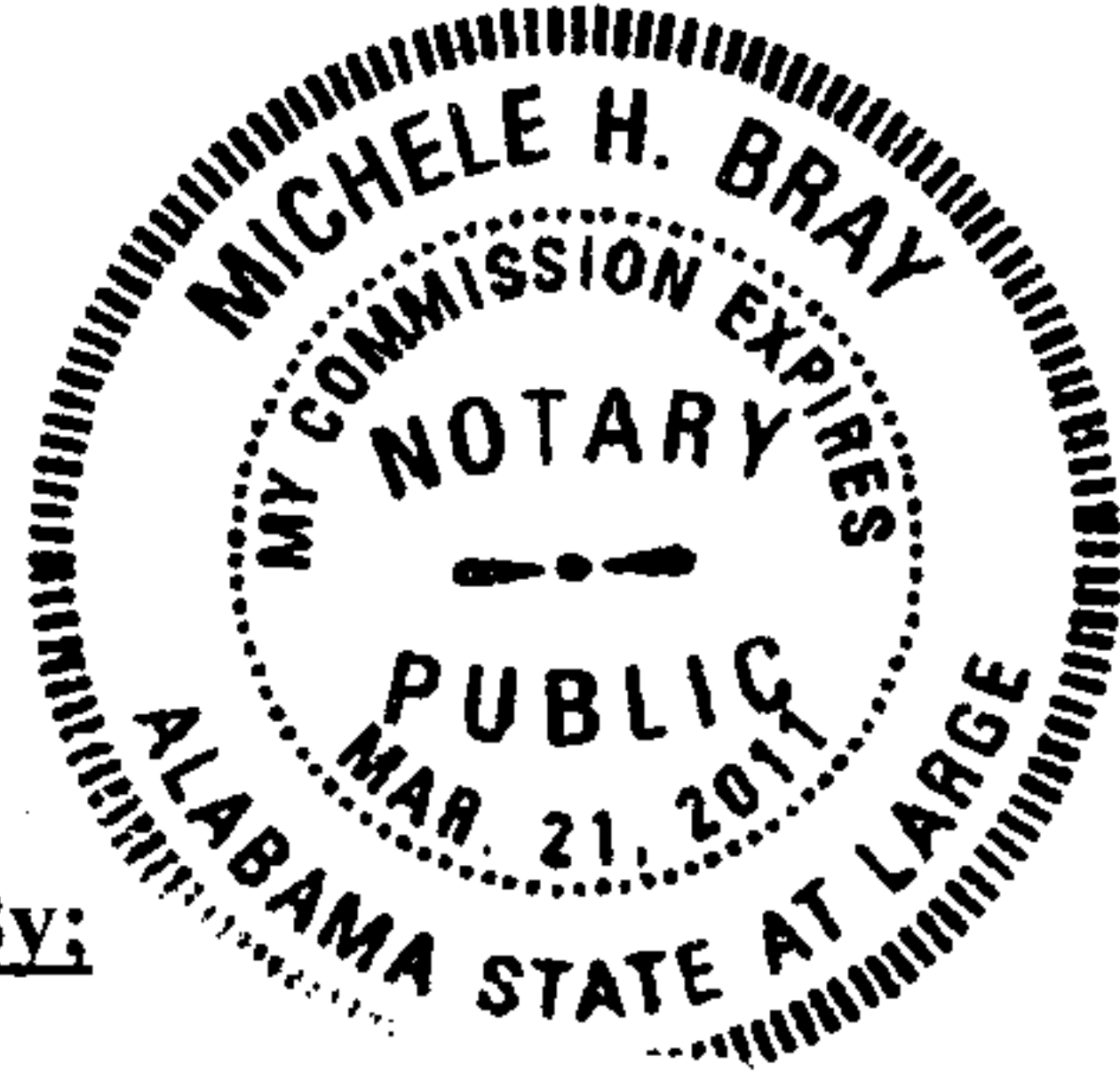

Grantor

20090421000145230 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/21/2009 10:29:47AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Patrick Beverly and Sarah Grace Beverly, as Husband and Wife**, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 17th day of April, 2009



This Instrument Prepared By:
Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216

Michele H Bray
Notary Public

Commission Expires: _____

Send Tax Notices To:
Philip W. Herron and Lindsey A. Herron
2403 Mallard Drive #17-2
Birmingham, Alabama 35216