



20120703000233480 1/2 \$130.50
Shelby Cnty Judge of Probate, AL
07/03/2012 08:56:19 AM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Arthur R. Grizzle, JoAnn Grizzle & Joanna
Hawkins
2411 Mallard Drive
Birmingham, AL 35216

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$114,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Robert S. Ogburn and Micki W. Ogburn, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Arthur R. Grizzle and JoAnn Grizzle and Joanna Hawkins (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

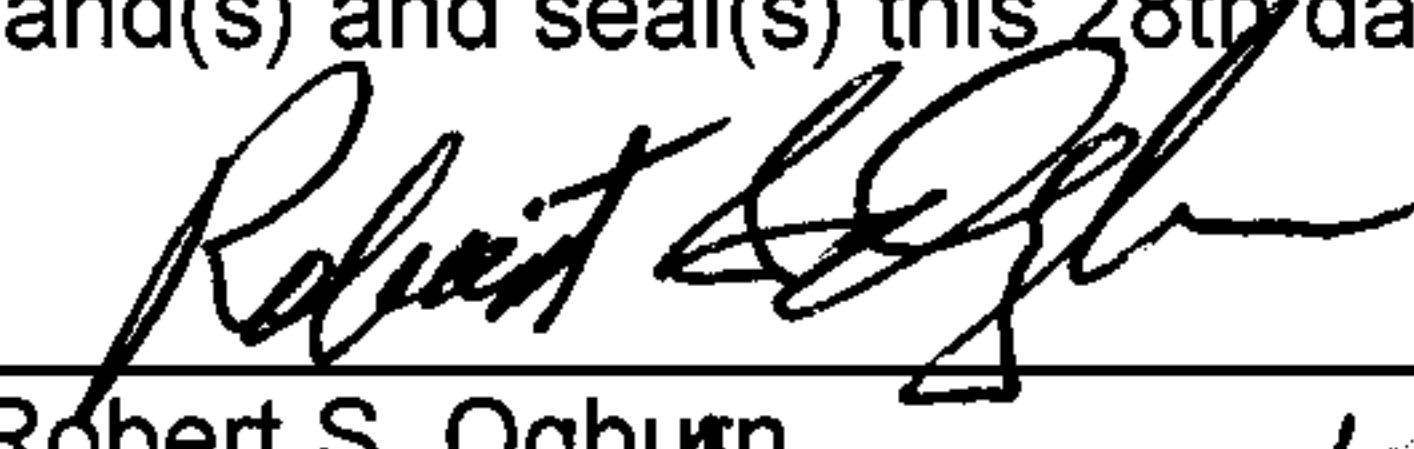
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

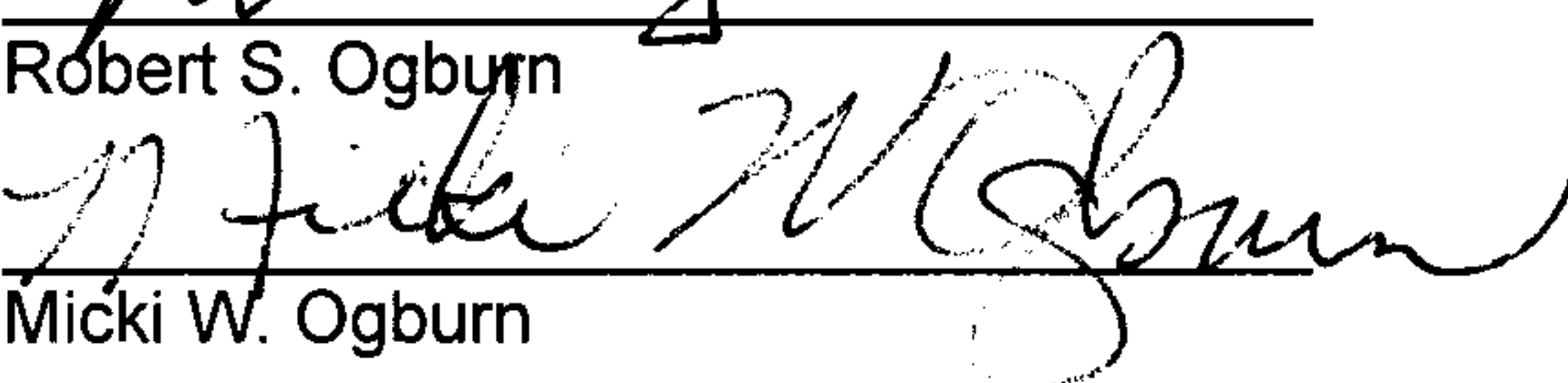
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 persons.

Note; \$91,600.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 28th day of June, 2012.

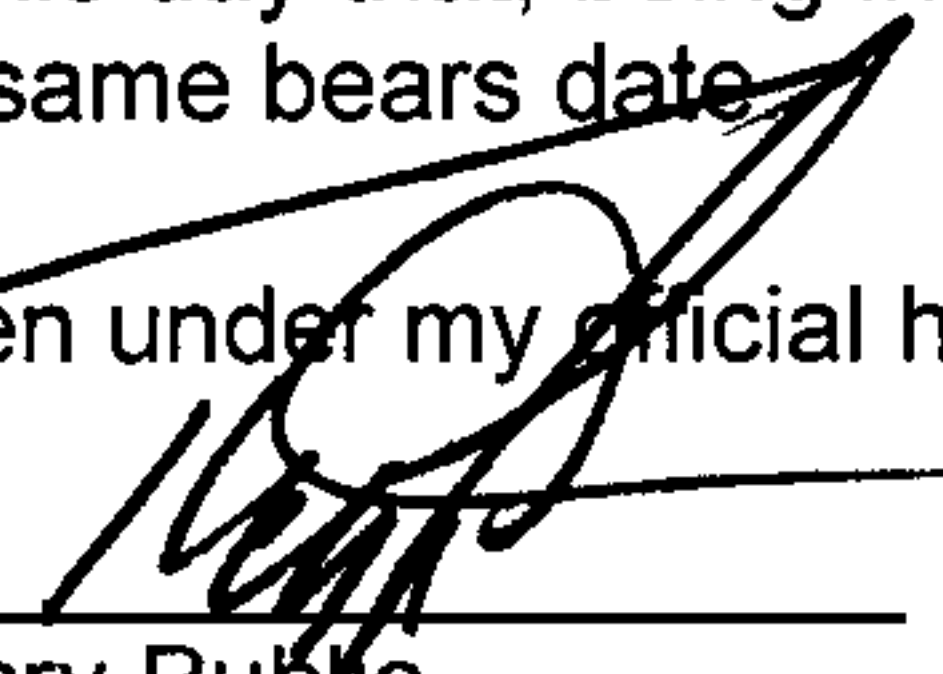
Shelby County, AL 07/03/2012
State of Alabama
Deed Tax:\$114.50


Robert S. Ogburn


Micki W. Ogburn

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert S. Ogburn and Micki W. Ogburn, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date


Given under my official hand and seal this the 28th day of June, 2012.

Notary Public

Commission Expires: 10/31/2012



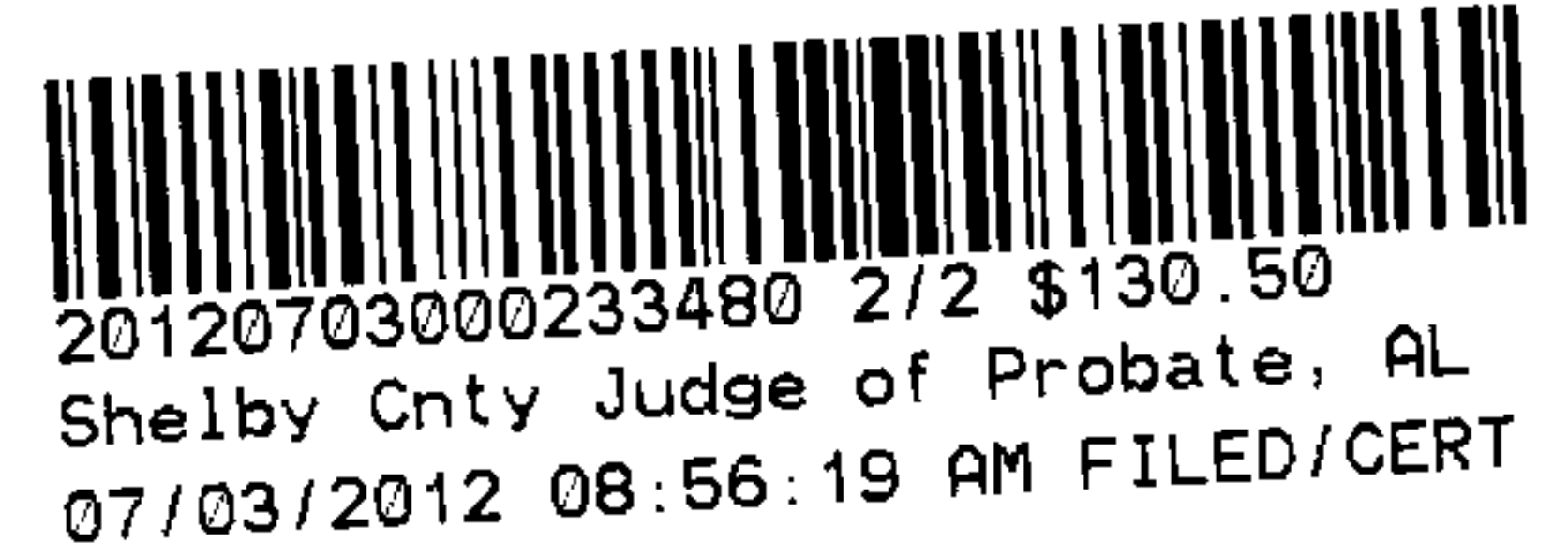


EXHIBIT "A"
Legal Description

UNIT 18-1 IN WINDHOVER, PHASE 111, 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 I, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED BY AMENDMENT OF DECLARATION OF CONDOMINIUM RECORDED ON JULY 31, 1975 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 IN REAL VOLUME 1632 PAGE 93, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND IN MISC. BOOK 12, PAGE 196, IN MISC. BOOK 18, PAGE 28, IN MISC. BOOK 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 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, IN MAP BOOK I II, PAGE 34, MAP BOOK 115, PAGE 5, IN 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, 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.