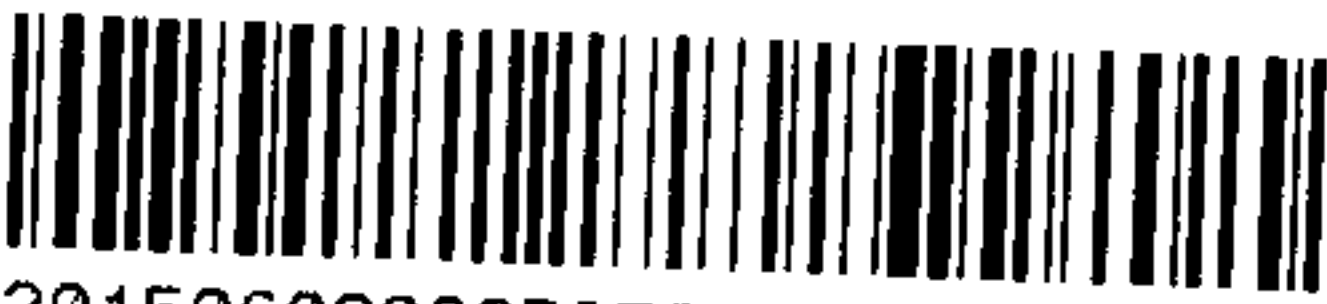


Document Prepared By:  
V. Edward Freeman, II  
Stone, Patton, Kierce & Freeman  
118 North 18<sup>th</sup> Street  
Bessemer, AL 35020

  
20150602000535060 1/1  
Bk: LR201562 Pg:19777  
Jefferson County, Alabama  
onI certify this instrument filed  
06/02/2015 08:54:20 AM D  
Judge of Probate- Alan L. King

Send Tax Notice To:  
John A. Brown and  
Jennifer P. Brown  
477 County Road 252  
Cullman, AL 35057

16.00  
87.50  
103.50

GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA }  
COUNTY OF JEFFERSON AND SHELBY }

Jefferson County 90%  
Shelby County 10%

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF **EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$87,500.00) being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)**, the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I, **Pamela Weems, an unwoman, whose mailing address is 3225 Boxwood Drive, Hoover, AL 35216** (herein referred to as Grantor(s)), grant, sell, bargain and convey unto **John A. Brown and Jennifer P. Brown , whose mailing address is 2408 Mallard Drive #4, Vestavia Hills, AL 35216** (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **JEFFERSON and SHELBY** County, Alabama to wit:

**Unit 16-4, 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 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, 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 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; Map Book 7, page 81; and in Map Book 7, page 82, in the Probate Office of Shelby County, Alabama.**


Source of Title: Book LR201462, Page 17322, Jefferson County, Alabama and Instrument No. 20140827000270200, Shelby County, Alabama  
Property Address: 2408 Mallard Drive #4 , Vestavia Hills, AL 35216

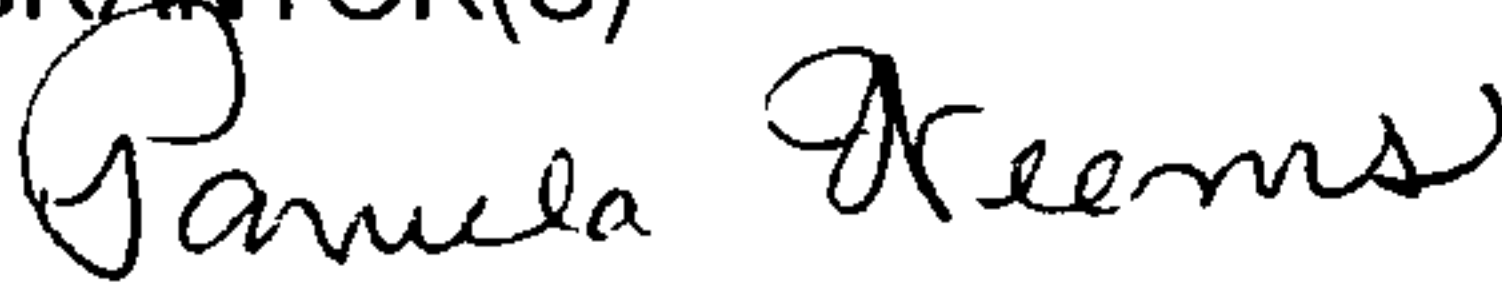
Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and their heirs, successors and assigns forever.

AND THE GRANTOR, I do for myself and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, this \_\_\_\_/\_\_\_\_ day of **April, 2015**.

  
20150617000202690 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/17/2015 10:02:51 AM FILED/CERT

GRANTOR(S)  
  
Pamela Weems

(STATE OF Alabama)  
(Jefferson COUNTY)

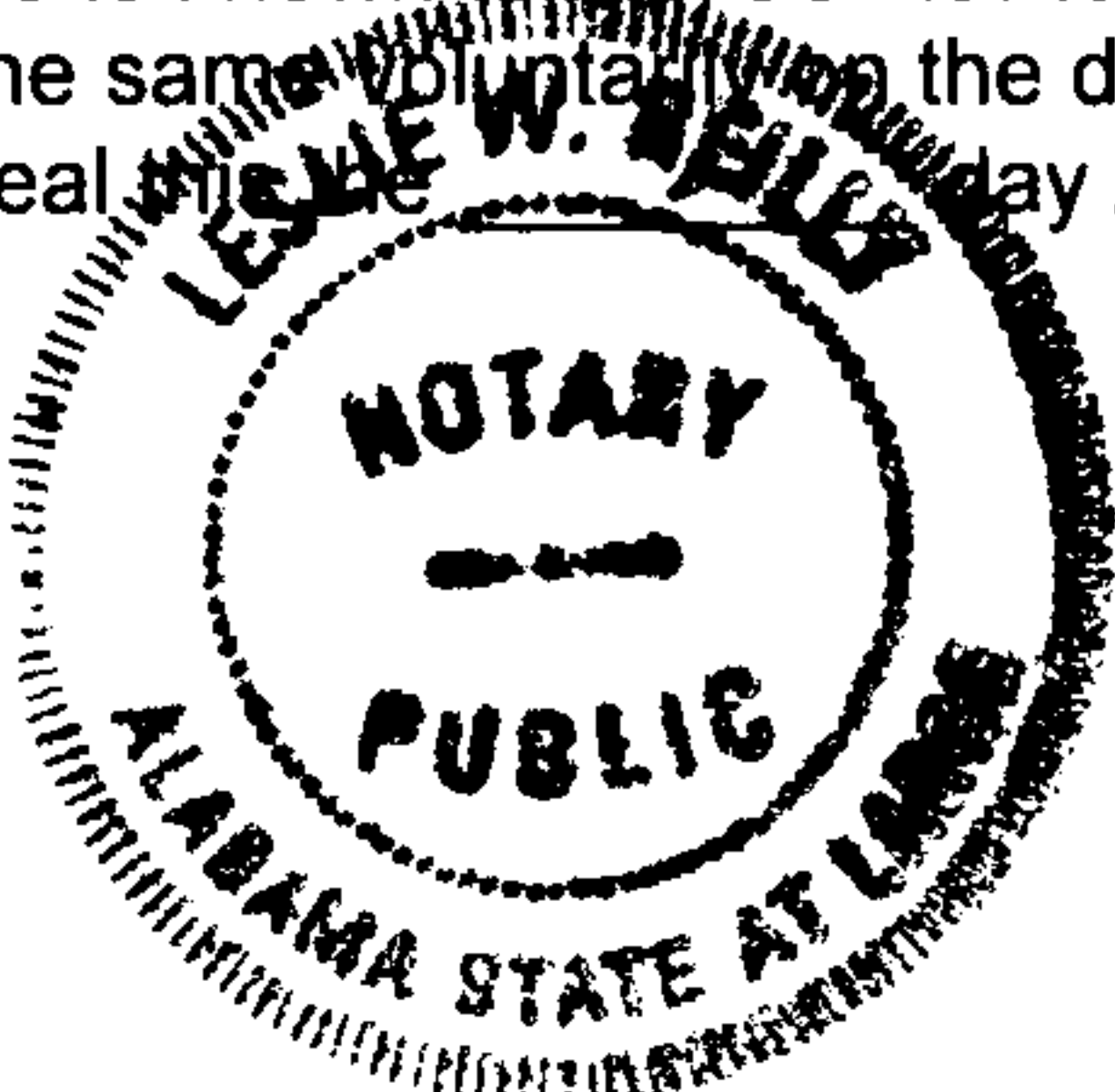
GENERAL ACKNOWLEDGMENT

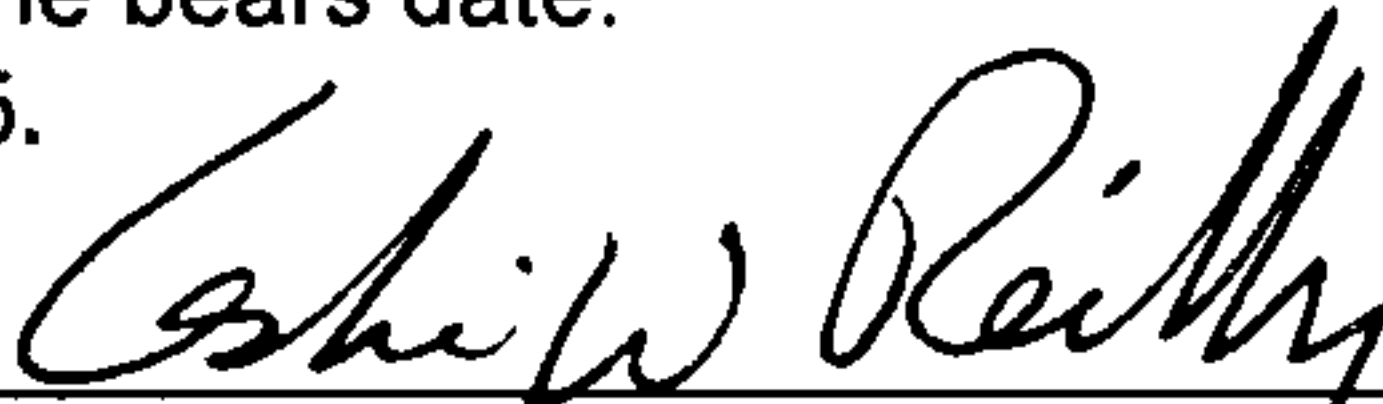
I, the undersigned, a Notary Public in and for said County, in said State, hereby **Pamela Weems** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_ day April, 2015.

20150602000535060 1/1  
Bk: LR201562 Pg:19777  
Jefferson County, Alabama  
06/02/2015 08:54:20 AM D  
Fee - \$16.00  
Deed Tax - \$87.50

Total of Fees and Taxes-\$103.50  
KWBESS



  
NOTARY PUBLIC -Leslie W. Reilly  
My Commission Expires:2-4-17