

20230202000027550  
02/02/2023 09:54:09 AM  
DEEDS 1/3

**PROPERTY ADDRESS:**

2413 Mallard Drive  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**

Windhover Association, Inc.  
Attention: Tyler Power, President  
5502 Caldwell Mill Road, #8  
Birmingham, AL 35242

**THIS INSTRUMENT WAS PREPARED BY:**

Walter F. Scott III, Esq.  
Galloway, Scott & Hancock, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209  
205.949.5580

**STATUTORY WARRANTY DEED**

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STATE OF ALABAMA    )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **MARCUS BELL**, (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **WINDHOVER ASSOCIATION, INC.** (hereinafter referred to as "Grantee") the real property described below, located and situated in Shelby County, Alabama:

Unit 18-2, in Windhover, a Condominium located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium of Windhover, a Condominium as recorded on July 23, 1975, in Real Volume 1197, page 689, 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 and Book LR200717, Page 21140, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, page 1, as amended by Amendments of Declaration of Condominium recorded 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; Misc. Book 26, page 337 and Instrument 20071210000558470, 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; together with the By-Laws of Windhover Association, Inc., as set out in the Declaration of Condominium as Exhibit "C", and in the Articles of Incorporation of Windhover Association, Inc. as recorded in

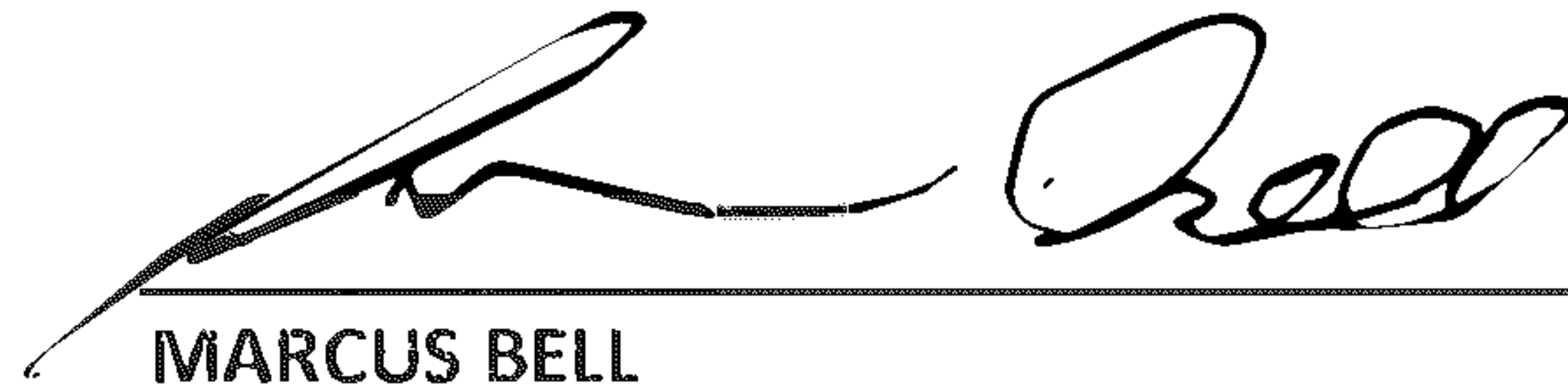
Real Volume 1198, Page 870; said Unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, page 26 as amended by revised or supplemental plans recorded in Map Book 107, page 32, Map Book 111, page 34; Map Book 115, page 5; Map Book 116, page 76 and in Map Book 116, page 77 in the Probate Office of Jefferson County, Alabama, and in Map Book 6, page 52, as amended by revised or supplemental plans recorded in Map Book 6, page 55; Map Book 6, page 133; Map Book 7, page 41; Map Book 7, page 81 and Map Book 7, page 82 in the Probate Office of Shelby County, Alabama.

**This Unit is located 93% in Shelby County, AL and 7% in Jefferson County, AL**

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, his heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

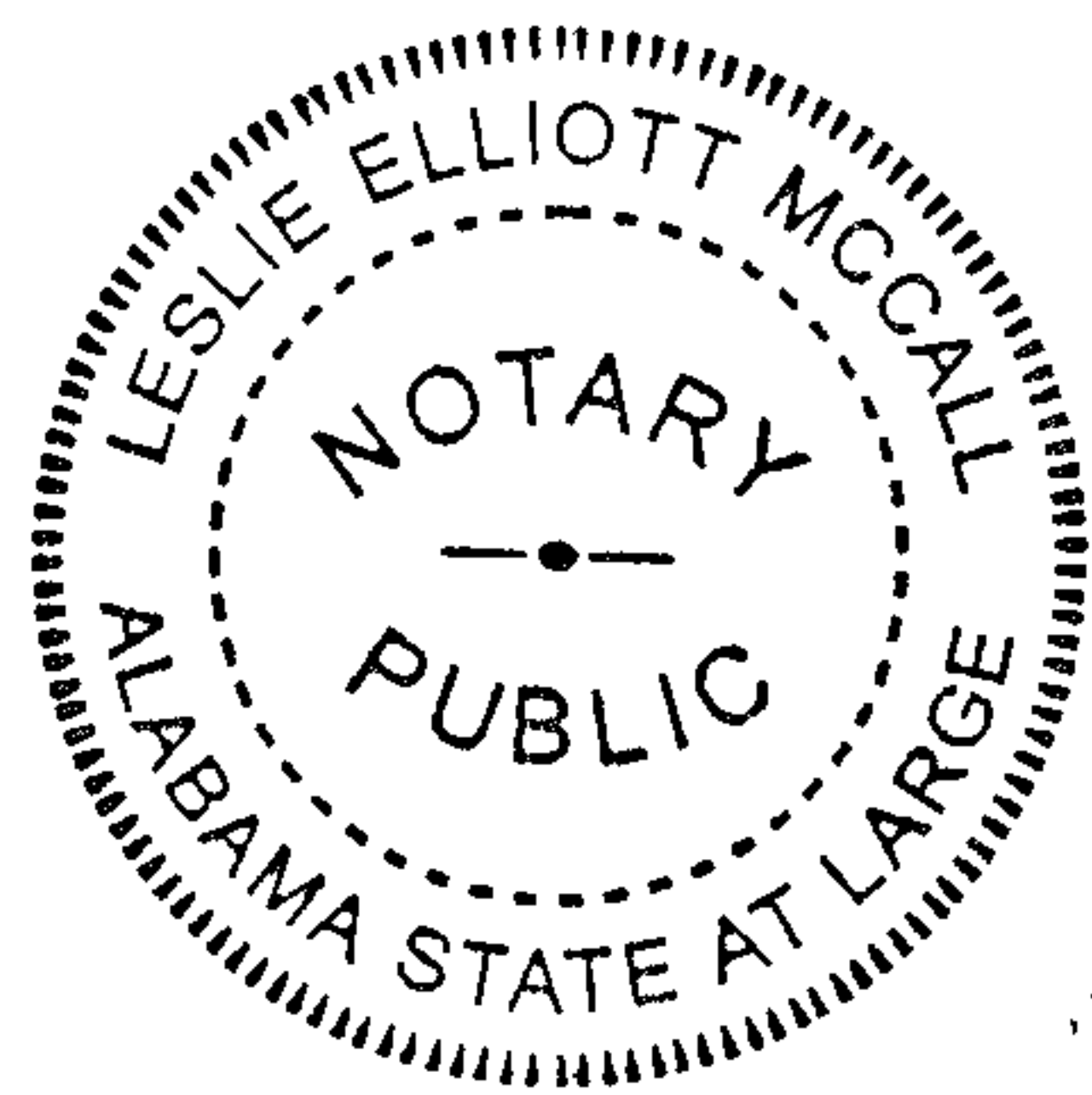
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 9<sup>th</sup> day of November, 2022.

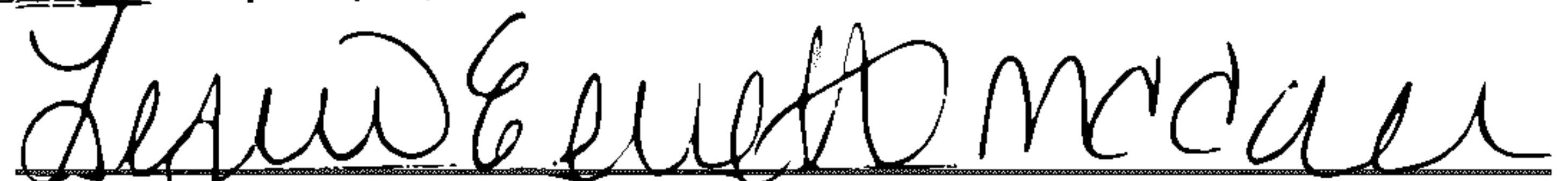
  
MARCUS BELL

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Marcus Bell, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of November, 2022.



  
NOTARY PUBLIC  
MCE: 8/20/24



## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Marcus Bell  
 Mailing Address 140 Posawi Circle  
Montevallo, AL 35115

Grantee's Name Windhover Association, Inc.  
 Mailing Address 5502 Caldwell Mill Road, #8  
Birmingham, AL 35242

Property Address 2413 Mallard Drive  
Birmingham, AL 3516  
 Parcel #'s: 10-4-17-0-991-006.007  
40-00-08-3-004-009.491

This Unit is located 93% in Shelby County, AL  
 and 7% in Jefferson County, AL

Date of Sale 11-9-2022  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 18,200

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's Market Value  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property to be conveyed.

Date of Sale - the date on which interest to the property is conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record. *Alvin S. Byrd*

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9 NOV 2022

Print

MARCUS BELL

☐ Unattested

*Jesus De la Cruz*  
 (verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one