

Send tax notice to:

STANLEY GRAHAM
2520 INVERNESS POINT DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011125

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$150.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) in hand paid to the undersigned, GREGORY L. VEDEL, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by STANLEY GRAHAM and CHERILYN GRAHAM (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, BLOCK 4, ACCORDING TO THE SURVEY OF INVERNESS POINT, PHASE II, AS RECORDED IN MAP BOOK 13, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 13 PAGE 19 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENTS AS SHOWN ON RECORDED PLAT.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN DEED BOOK 209, PAGE 890,; REAL 221, PAGE 275; REAL 237, PAGE 700, DEED BOOK 226, PAGE 837 AND REAL 232, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN
6. REAL 3524, PAGE 901; REAL 3573, PAGE 281; REAL 3592, PAGE 735 AND REAL 3524, PAGE 57, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL 3735, PAGE 939, IN THE PROBATE OFFICE OF JEFFERSON COUNTY.
8. THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR

INJURY OR DAMAGE TO PERSON OR PORPERTY AS A RELULT OF
THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 64,
PAGE 267, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

9. TERMS AND CONDITIONS OF THOSE CERTAIN EASEMENTS AND AGREEMENTS RECORDED IN REAL 3316, PAGE 27, AND REAL 3502, PAGE 848 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
10. TERMS AND CONDITIONS OF THOSE CERTAIN EASEMENTS AND AGREEMENTS RECORDED IN REAL 322, PAGE 787; REAL 365, PAGE 876 AND DEED BOOK 169, PAGE 384, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. TERMS, AGREEMENTS AND RIGHTS OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 306, PAGE 134, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. TERMS, CONDITIONS, OBLIGATIONS AND REQUIREMENTS SET FORTH IN THE ARTICLES OF INCOPORATION OF INVERNESS POINT HOMEOWNER'S ASSOCIATION RECORDED IN REAL 3533, PAGE 766 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND RULES AND REGULATIONS WHICH MAY BE PROMULGATED FROM TIME TO TOME BY SAID ASSOCIATION.
13. TERMS, CONDITIONS, OBLIGATIONS AND REQUIREMENTS SET FORTH IN THE ARTICLES OF INCORPORATION OF INVERNESS POINT HOMEOWNER'S ASSOCIATION RECORDED IN REAL 209, PAGE 296 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMAL, AND RULES AND REGULATIONS WHICH MAY BE PROMULGATED FROM TIME TO TIME BY SAID ASSOCIATION.

\$230,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

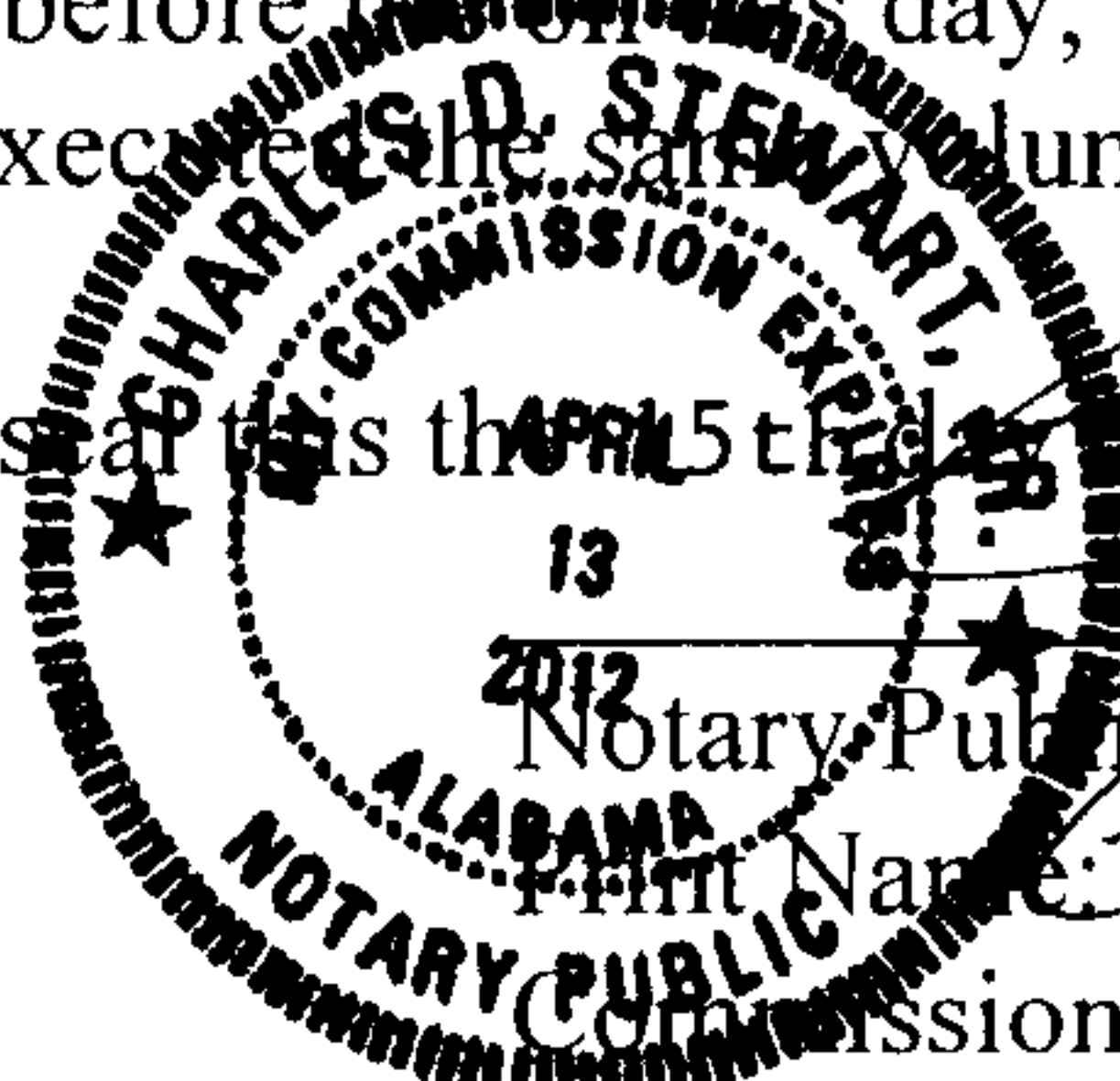
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of April, 2011.


GREGORY L. VEDEL

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 15th day of April, 2011.



Notary Public

Print Name:

Commission Expires:

4-13-12