

✓ Send Tax Notice To:  
119 Realty, Inc.  
5502 Caldwell Mill Road  
Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA    )  
                                  )  
SHELBY COUNTY        )

26,640

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the payment of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors, B. J. HARRIS, a married man, and DENNEY E. BARROW, a married man, do hereby grant, bargain, sell and convey unto 119 REALTY, INC., an Alabama corporation (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Units 6 and 7 in the Valley Station Condominium, a condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 30, page 194, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Valley Station Condominium as set out in the said Declaration of Condominium, said Units being more particularly described in the floor plans and architectural drawings of Valley Station Condominium as recorded in Map Book 9, pages 79-80, in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of Grantors.

These units are intended for and restricted to commercial use. Said conveyance is subject to:

1. Property taxes for the current year;

2. Rights of way of record;
3. Any existing leases;
4. Outstanding mineral interests, if any, not owned by Grantors;
5. Easements and building lines as shown on recorded subdivision map for Valley Station in Map Book 7, page 47.
6. Declaration of agreements, covenants, restrictions, easements, and conditions as set forth in the Declaration of Condominium as recorded in Volume 30, page 194, in the Probate Office of Shelby County, Alabama.
7. Rights of parties in land, foundations, roof, walls, and all common elements as set forth in the Declaration of Condominium as recorded in Volume 30, page 194, in the Probate Office of Shelby County, Alabama.
8. By-Laws, rules, regulations, restrictions, covenants, and miscellaneous provisions of By-Laws of Valley Station Owners Association, Inc., as recorded in Volume 30, page 194, in the Probate Office of Shelby County, Alabama.

The Grantee, by acceptance hereof, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions, and conditions set forth in or referred to by reference in such Declaration of Condominium of Valley Station Condominium, and in the Articles of Incorporation and the By-Laws of Valley Station Owners Association, Inc., for the operation and maintenance of the condominium, including, but not limited to, the obligation to make payments of assessment for the maintenance and operation of the condominium which may be levied against such unit.

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

IN WITNESS WHEREOF, the said B. J. HARRIS and DENNEY E. BARROW

have hereunto set their hands and seals, this the 4 day of April, 1994.

B. J. Harris (SEAL)  
B. J. HARRIS  
Denney E. Barrow (SEAL)  
DENNEY E. BARROW

STATE OF ALABAMA )

Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. J. HARRIS and DENNEY E. BARROW, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, with full authority, executed the same voluntarily.

Given under my hand and official seal this 4th day of April, 1994.

Andrew J. Hildebrand  
Notary Public

[SEAL]

My Commission Expires:

Oct. 7, 1997

This Instrument Prepared By: Joseph G. Stewart, Burr & Forman, 3000 SouthTrust Tower, 420 North 20th Street, Birmingham, AL 35203

Inst # 1994-25473