

20070511000222080 1/2 \$167.00  
Shelby Cnty Judge of Probate, AL  
05/11/2007 11:00:24AM FILED/CERT

Shelby County, AL 05/11/2007  
State of Alabama

Deed Tax: \$153.00

Send tax notice to:  
BERRY, GRIFFIN, WHATLEY, LLC  
1222 EDENTON STREET  
BIRMINGHAM, AL 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2007194

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Two Thousand Seven Hundred Eighty and 00/100 Dollars (\$152,780.00) in hand paid to the undersigned, CAHABA BEACH INVESTMENTS, LLC (hereinafter referred to as "Grantor") by BERRY, GRIFFIN, WHATLEY, LLC (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:

UNITS 1222, BUILDING 12, IN EDENTON OFFICE CONDOMINIUM, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 20070410000163990, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "C" THERETO, AND AS RECORDED IN THE CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM, IN MAP BOOK 38, PAGE 74, AND ANY FUTURE AMENDMENTS THERETO, ARTICLES OF INCORPORATION OF EDENTON OFFICE CONDOMINIUM ASSOCIATION AS RECORDED IN INSTRUMENT 20070410000163970, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF EDENTON OFFICE CONDOMINIUM ASSOCIATION, INC., ARE ATTACHED AS EXHIBIT "B" THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "D".


SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

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, Grantor, CAHABA BEACH INVESTMENTS, LLC by ANGIE PHILLIPS its AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of April, 2007.

By:   
CAHABA BEACH INVESTMENTS, LLC  
ITS AGENT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name ANGIE PHILLIPS as AGENT of CAHABA BEACH INVESTMENTS, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30th day of April, 2007.



  
Notary Public

Print Name: Charles D. Stewart Jr.

Commission Expires: 4-13-08



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