


This instrument prepared by:

NEWELL & ASSOCIATES, LLC
ATTORNEYS AT LAW

HERBERT M. NEWELL, III

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20091103000410670 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
11/03/2009 12:06:58 PM FILED/CERT

STATE OF ALABAMA

§
§
§

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$200,000 and other good and valuable consideration JOSH CALDWELL and STACI CALDWELL, husband and wife ("Grantors"), grant, bargain, sell, and convey to RYAN K. FAUGHT ("Grantee"), all Grantor's entire interest in the following described real estate located in Shelby County, Alabama (the "Real Property"):

See Attached Exhibit "A"

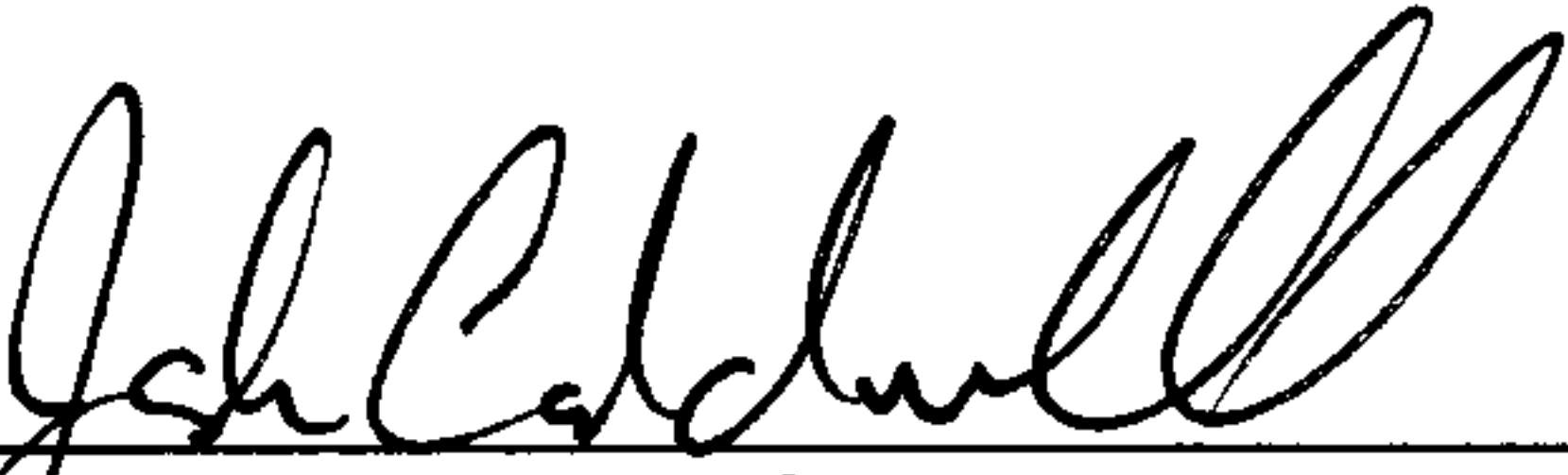
This conveyance is made to Grantee absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property.


Grantors warrant and represent to Grantee that (i) Grantors are lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantors are entitled to the immediate possession of the Real Property; and (iv) Grantors have the right to sell and convey the Real Property to Grantee.

Grantors will defend Grantee's legal title to the Real Property conveyed by this instrument against all lawful and proven claims of superior title to, or encumbrance on, the Real Property.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantors or Grantee in this instrument.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 19th day of October 2009.



JOSH CALDWELL, Grantor


STACI CALDWELL, Grantor

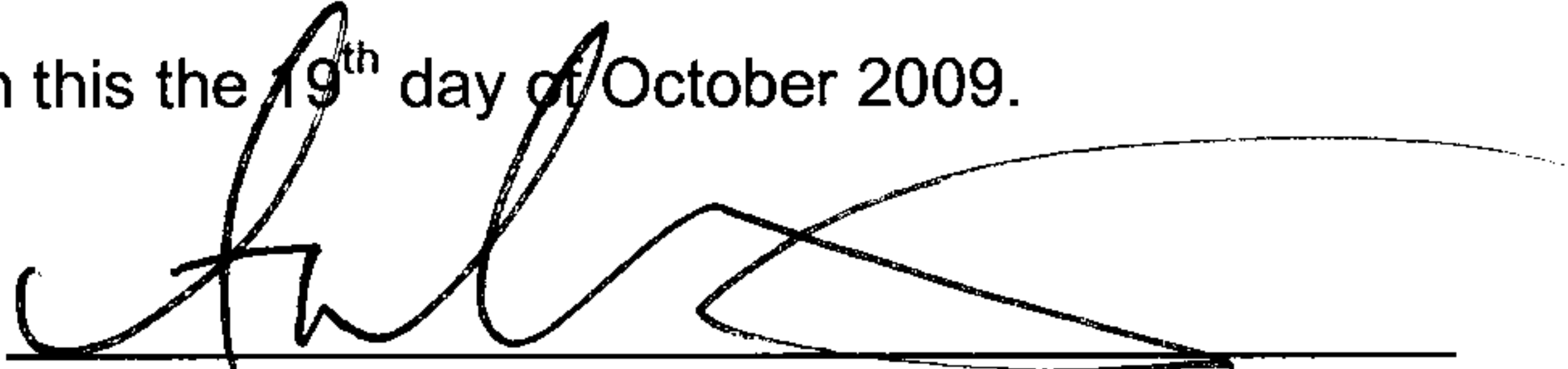


20091103000410670 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that JOSH CALDWELL and wife, STACI CALDWELL whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 19th day of October 2009.



Notary Public
My Commission Expires: 2/1/11

Deed Tax : \$7.00



20091103000410670 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
11/03/2009 12:06:58 PM FILED/CERT

Exhibit "A"

Unit 20, Building 5, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790 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 a Condominium, in Map Book 38, page 77, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners 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". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 157, Deed Book 185, page 120, Real 105, page 861 and Real 167, page 335 in the Probate Office of Shelby County, Alabama; (3) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama; (4) Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to BellSouth, as recorded in Instrument 20060920000466950 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama; (8) Declaration of Condominium of Edenton, a Condominium which is recorded in Instrument 20070420000184480, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580 in the Probate Office of Shelby County, Alabama, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790 and any amendments thereto; (9) Articles of Incorporation of Edenton Residential Owners Association Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama; (10) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, page 83 and Deed Book 176, Page 186 in the Probate Office of Shelby County, Alabama; (11) Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama; (12) Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama; (13) Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.