

20120104000004900 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
01/04/2012 02:59:34 PM FILED/CERT

20120103000002150 1/6
Bk: LR201210 Pg:718
Jefferson County, Alabama
I certify this instrument filed on:
01/03/2012 02:17:04 PM D
Judge of Probate- Alan L. King

STATUTORY WARRANTY DEED

This instrument was prepared by:
Andrews Kurth LLP
1717 Main Street, Suite 3700
Dallas, Texas 75201
Attention: Jennifer S Kukla, Esq.

Send Tax Notice to:
Vista Communities Venture, LLC
c/o Crowne Partners
Financial Center
505 North 20th Street, Suite 1015
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
COUNTIES OF JEFFERSON)
)
AND SHELBY)

53,250.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, the undersigned **GENERAL ELECTRIC CREDIT EQUITIES, INC.**, a Delaware corporation (hereinafter referred to as "**Grantor**"), does by these presents grant, bargain, sell and convey unto **VISTA COMMUNITIES VENTURE, LLC**, a Delaware limited liability company (hereinafter referred to as "**Grantee**"), all right, title and interest of the Grantor in and to that certain tract or parcel of real estate situated in Jefferson and Shelby Counties, Alabama, and more particularly described in **Exhibit A** attached hereto and made a part hereof, together with all improvements located thereon and all and singular rights, privileges, hereditaments, and appurtenances belonging or in any wise incident or appertaining thereto (collectively, the "**Property**").

The Property is being conveyed subject only to the lien of the current and subsequent years' taxes and the liens, encumbrances, easements, and other title exceptions described in **Exhibit B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this 30th day of December, 2011.

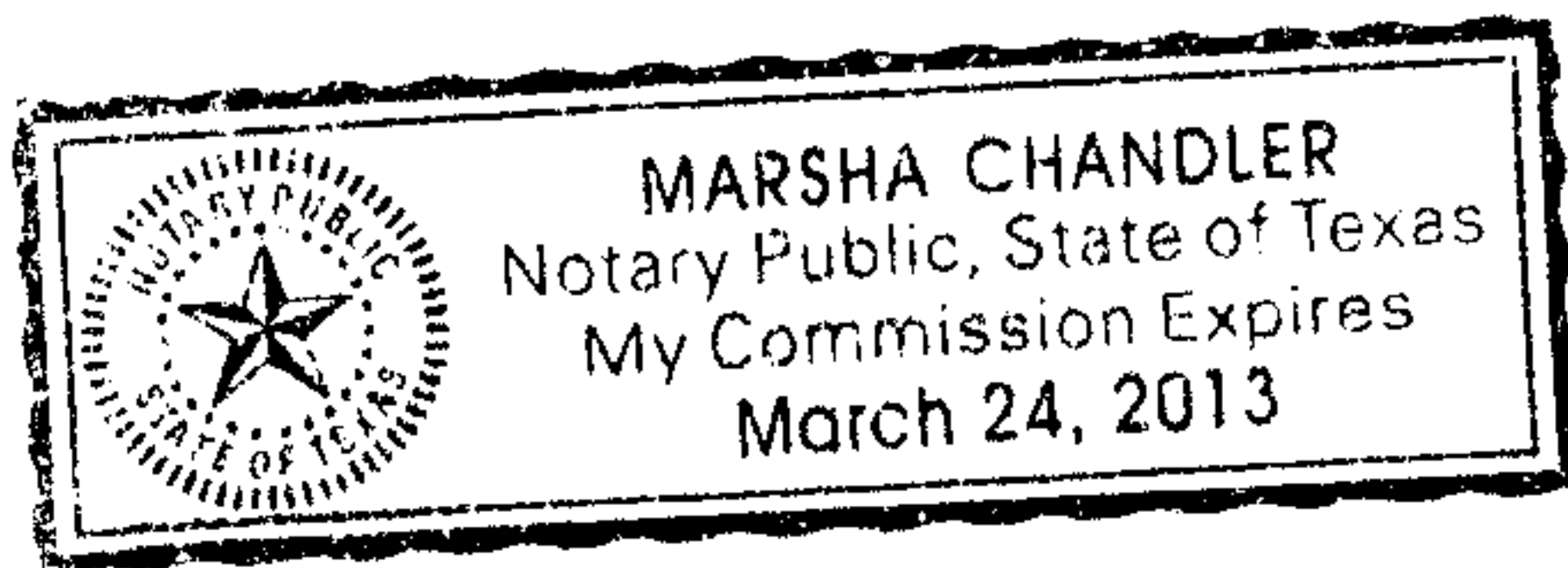
GENERAL ELECTRIC CREDIT EQUITIES, INC.,
a Delaware corporation

By: [Signature]
Name: David R. Martindale
Title: Vice President

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David R. Martindale, 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, [s]he executed the same voluntarily on the day and year first above written.

Given under my hand and official seal this 22 day of December, 2011.



[Signature]
NOTARY PUBLIC
My Commission expires: 3/24/2013

EXHIBIT A

Legal Description

PARCEL I:

Lot 4-A, according to a Resurvey of Lot 4, Crowne Resurvey of Galleria Woods, First Addition, as recorded in Map Book 32, page 35, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Together with all rights acquired in Amendment No. 2 to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Birmingham Real 1437, page 570 and Bessemer Real 348, page 878 in the Probate Office of Jefferson County, Alabama and in Book 19, page 633, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lot 3, Crowne Resurvey of Galleria Woods, First Addition as recorded In Map Book 30, page 77, in the Probate Office of Jefferson County, Alabama, Bessemer Division and recorded in Map Book 21, page 91, In the Probate Office of Shelby County, Alabama; LESS AND EXCEPT, that rectangular parcel measuring 100 feet by 220 feet shown as "Jefferson County San. Pump Sta." on said Crowne Resurvey of Galleria Woods, First Addition.

Together with all rights acquired in Amendment No. 2 to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Birmingham Real 1437, page 570 and Bessemer Real 348, page 878 in the Probate Office of Jefferson County, Alabama and In Book 19, page 633 in the Probate Office of Shelby County, Alabama.

PARCEL III:

Lot 2, Crowne Resurvey of Galleria Woods, recorded in Map Book 178, Page 65 and Bessemer Map Book 29, page 70 in the Probate Office of Jefferson County, Alabama.

Along with the right to use the sanitary sewer easement recorded In Bessemer Real 1025, page 508 In the Probate Office of Jefferson County, Alabama

Together with all rights acquired in Amendment No. 2 to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Birmingham Real 1437, page 570 and Bessemer Real 348, page 878 in the Probate Office of Jefferson County, Alabama and in Book 19, page 633 In the Probate Office of Shelby County, Alabama.

EXHIBIT B

- Rights of tenants in possession, as tenants only, under prior unrecorded written residential leases, without any option to purchase or right of first refusal to purchase contained therein. (All Parcels)
- Building lines and easements as set out on plat of a Resurvey of Lot 4, Crowne Resurvey of Galleria Woods, recorded in Bessemer Map Book 32, page 35, (Parcel I)
- Building lines and easements as set out on plat of Crowne Resurvey of Galleria Woods, First Addition, recorded in Bessemer Map Book 30, page 77, and in Shelby Map Book 21, page 91, (Parcel I)
- Mineral and mining rights and rights incident thereto recorded in Bessemer Real 220, page 190 and refiled in Birmingham Real 1035, page 584; Birmingham Deed 3642, page 258 and Bessemer Deed 492, page 471, in the Probate Office of Jefferson County, Alabama. (All Parcels)
- Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as recorded in Shelby Misc. Book 13, Page 50 refiled in Birmingham Real 1236, Page 881 and refiled in Bessemer Real 348, page 837, Amendment No. 1 to Declaration as recorded in Shelby Misc. Book 15, page 189 refiled in Birmingham Real 1294, Page 30 and refiled in Bessemer Real 348, Page 875, further amended by Amendment No. 2 in Shelby Misc. Book 19, page 633, refiled in Birmingham Real 1437, Page 570 and refiled in Bessemer Real 348, Page 878, in the Probate Office of Shelby County, Alabama. (All Parcels)
- Use restrictions for parking garage, maintenance facilities and ancillary uses for apartment complex as set out in that deed dated 2/25/1997 and recorded 2/25/1997, in Bessemer Instrument 9760/2783, in the Probate Office of Jefferson County, Alabama. (Parcel I)
- Amended and Restated Agreement Regarding Development Densities in Bessemer Instrument 9760/4194 in the Probate Office of Jefferson County, Alabama. (Parcels I & II)
- Easements and rights of way to Alabama Power Company recorded in Bessemer Real 351, page 498 in the Probate Office of Jefferson County, Alabama. (Parcel I)
- Grant of easement to TCI Cablevision of Alabama, Inc., dated 4/2/19098, filed for record 6/7/2000, recorded in Bessemer Instrument 200061/4876 in the Probate Office of Jefferson County, Alabama. (Parcel I)
- The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property. (Parcel II & III)

- Right of way to Jefferson County for sewer purposes as recorded in that Order of Condemnation dated 6/25/1984, filed for record 12/13/2004, in Birmingham Instrument 200416/6060; Bessemer Instrument 200464/0446; Real 1032, page 260, in the Probate Office of Jefferson County, Alabama, (Parcel II & III)
- Right of way deed dated 12/15/1998, filed for record 12/18/1998, recorded in Bessemer Instrument 9863/4384 in the Probate Office of Jefferson County, Alabama, (Parcel II)
- Patton Transfer Pump Station Access Road Easement dated 12/4/1998, filed for record 12/18/1998, recorded in Bessemer Instrument 9863/4386 in the Probate Office of Jefferson County, Alabama, (Parcel II)
- Easement to BellSouth recorded in Birmingham Instrument 200013/2818, in the Probate Office of Jefferson County, Alabama. (Parcel II)
- Grant of Easement to TCI Cablevision of Alabama, Inc., dated 3/3/1999, filed for record 6/7/2000, recorded in Bessemer Instrument 200061/4879 in the Probate Office of Jefferson County, Alabama. (Parcel II)
- Right of way granted to Jefferson County by Crowne Woods Associates, Ltd. by instruments recorded in 200363/7814 and 200463/6471, in the Probate Office of Jefferson County, Alabama. (Parcel II)
- Settlement Agreement dated 6/12/1990, filed for record 8/3/1993, recorded in Birmingham Instrument 9311/6077, in the Probate Office of Jefferson County, Alabama. (Parcel III)
- Rights of others to that certain Underground Sewer Easement dated 5/7/1994, filed for record 5/17/1994, recorded in Bessemer Real 1025, page 508, in the Probate Office of Jefferson County, Alabama. (Parcel III)
- Grant of Easement to TCI Cablevision of Alabama, Inc., dated 5/15/1998, filed for record 6/7/2000, recorded in Bessemer Instrument 200061/4875 in the Probate Office of Jefferson County, Alabama. (Parcel III)
- Easement for Sewer Extension granted in Instrument 9706/1249, in the Probate Office of Jefferson County, Alabama. (Parcel I)
- Right of way deed for sewer purposes granted to Jefferson County by instrument recorded in Instrument 9762/8951 and corrected by Instrument 9802/330, in the Probate Office of Jefferson County, Alabama. (Parcel I)
- The following matters as delineated on the survey of Paul B. Cannon dated 8/23/2011, last revised 12/19/2011 (Parcel I):

- a.) Encroachment of curbing, asphalt and parking into 20' Sewer Easement
 - b.) Encroachment of Garage Units into Setback Line
- The following matters as delineated on the survey of Jamey R. Coleman dated 8/23/2011, last revised 12/19/2011 (Parcel II):
 - a.) Encroachment of curbing, asphalt and parking into 20' Sewer Easement
 - b.) Encroachment of curbing and asphalt over property lines
 - The following matters as delineated on the survey of Paul B. Cannon dated 8/23/2011, last revised 12/19/2011 (Parcel III):
 - a.) Encroachment of Buildings 7, 8 and 9 into Setback line
 - All rights of redemption in favor of any and all parties, except for the right of redemption of Sheila Mead that was conveyed by that certain quit claim deed recorded in Book LR201105 page 10329 and the right of redemption of Vista Apartments LLC that was conveyed by that certain quit claim deed recorded in Book LR 201105 page 10332, entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Book LR201105, page 5529 in the Probate Office of Jefferson County, Alabama and recorded in Instrument 20110623000183310 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 6/15/2012, one (1) year from the date of foreclosure.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

20120103000002150 6/6
Bk: LR201210 Pg:718
Jefferson County, Alabama
01/03/2012 02:17:04 PM D
Fee - \$20.00
Deed Tax -\$21250.00
Total of Fees and Taxes-\$21270.00
HATCHERK