



20120106000006910 1/3 \$65.00
 Shelby Cnty Judge of Probate, AL
 01/06/2012 10:19:36 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205-665-4357)

Send Tax Notice:
Sharon B. Harris
305 Thompson Road
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED (CORPORATION)

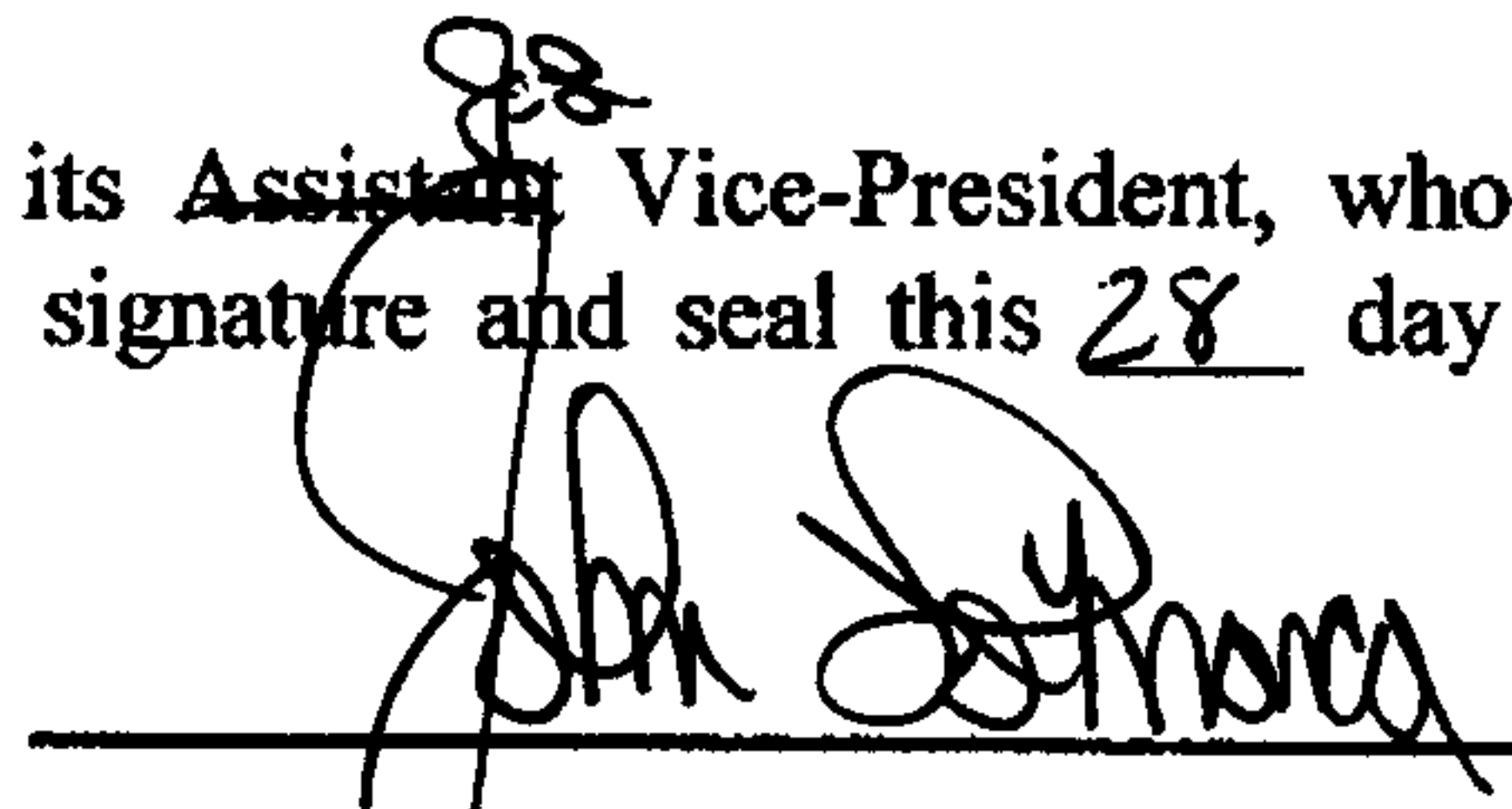
State of Alabama)
 Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Seven Thousand and 00/100 (\$47,000.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Homesales, Inc, a/an Delaware Corporation (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Sharon B. Harris (a married woman), (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

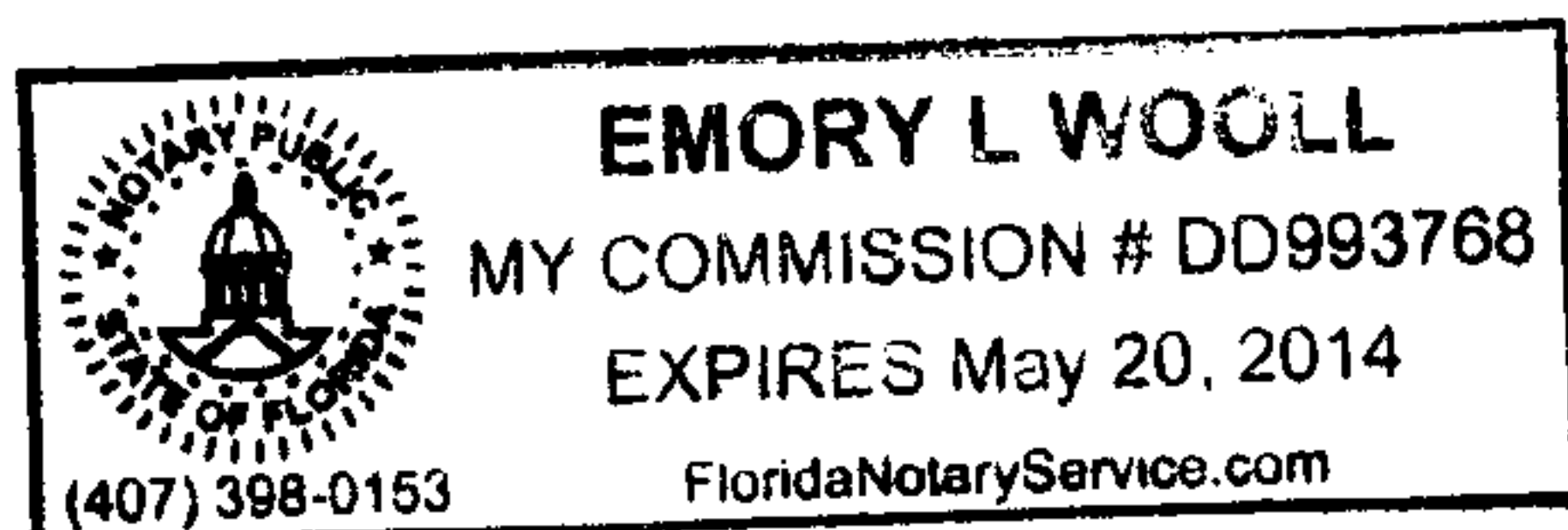
IN WITNESS WHEREOF, the said Grantor, by its ~~Assistant~~ Vice-President, who is authorized to execute this conveyance, has hereto set its signature and seal this 28 day of December, 2011.

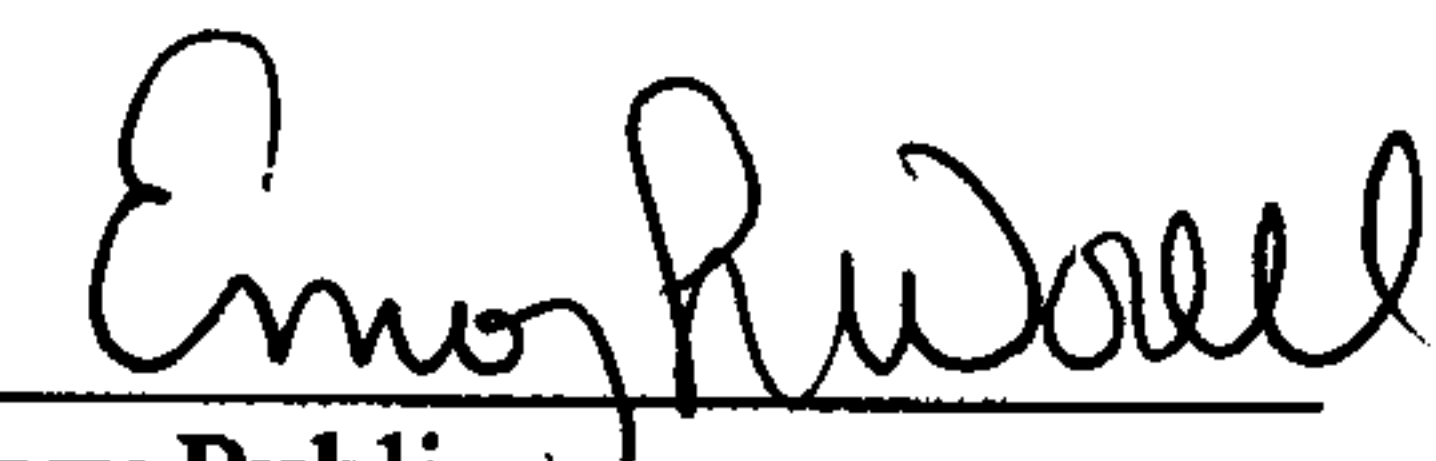

 By: Homesales, Inc
 Name: ~~Tricia Foldessy~~ John LaMarca
 Title: ~~Assistant~~ Vice-President

State of Florida)
Broward County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Tricia Foldessy~~ ^{John LaMarca}, whose name as ~~Assistant~~ Vice-President of Homesales, Inc, a corporation, 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 instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of December, 2011.




 Notary Public
 My Commission expires: May 20, 2014

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EXHIBIT A

Legal Description

Lot 198, according to the Amended Map of the Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

A handwritten signature in black ink, consisting of a large loop followed by a smaller loop and a short horizontal stroke.

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EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidence by mortgage foreclosure deed dated October 25, 2011 and recorded on November 18, 2011 at 10:37 AM in instrument # 2011111800350050, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax: \$47.00

