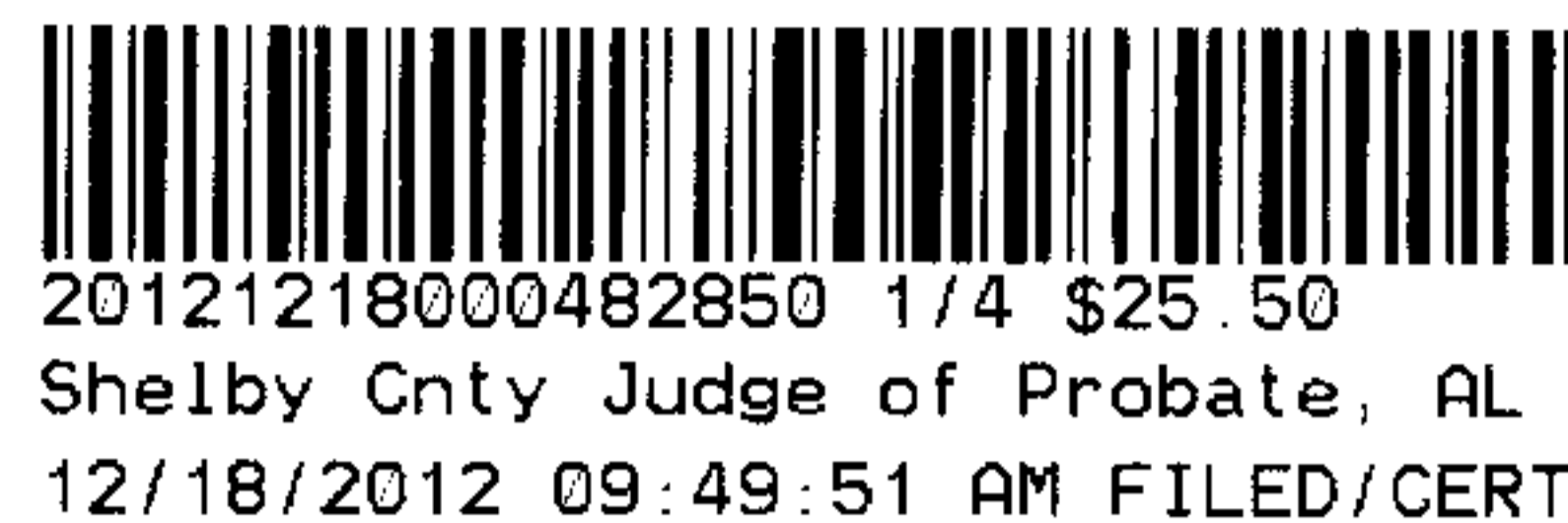


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Randolph G. Harmon
44176 Portobello Road
Birmingham, AL 35242

GENERAL WARRANTY DEED



STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Seventy-Nine Thousand Nine Hundred and No/100 Dollars (\$179,900.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **William Brett Vinson**, an married person, (herein referred to as **Grantor**), do hereby grant, sell, bargain and convey unto **Randolph G. Harmon**, (herein referred to as **Grantee** whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for the legal description of the subject property.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$175,757.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

The subject property is not the homestead of the grantor, nor his spouse. *wbv*

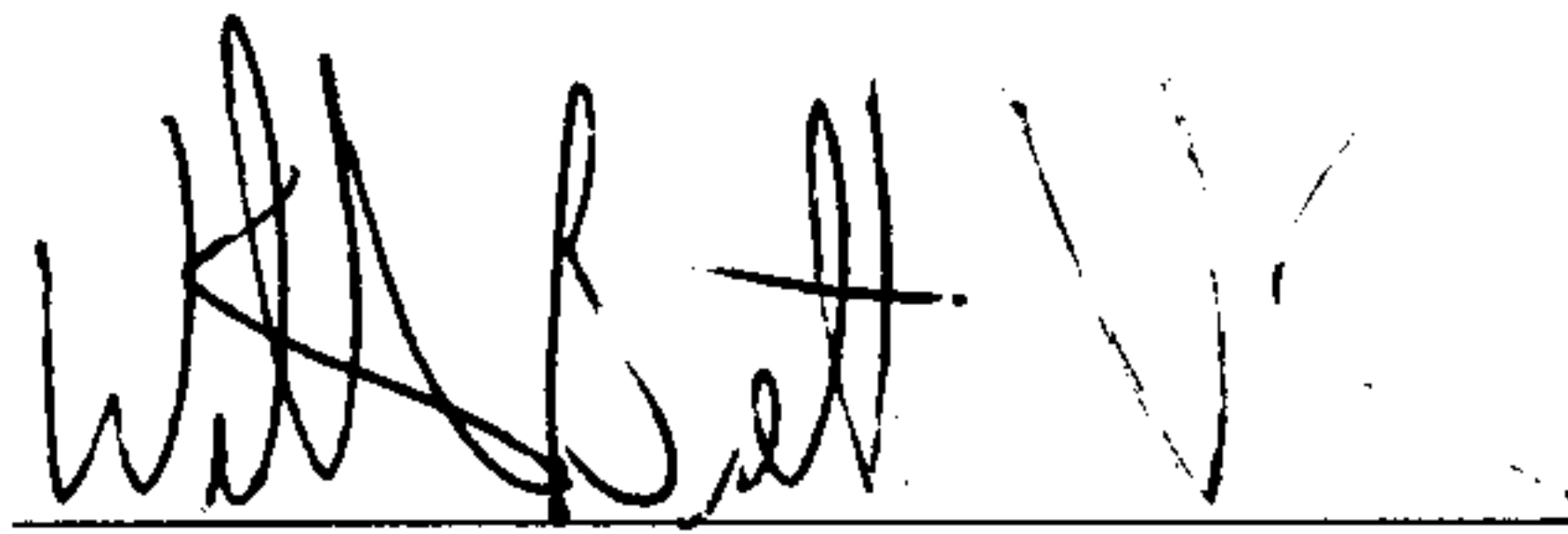
TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, her heirs and assigns forever

Shelby County, AL 12/18/2012
State of Alabama
Deed Tax: \$4.50

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee(s), his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set his/her hand and seal this the 12th day of December, 2012.

GRANTOR



William Brett Vinson (SEAL)

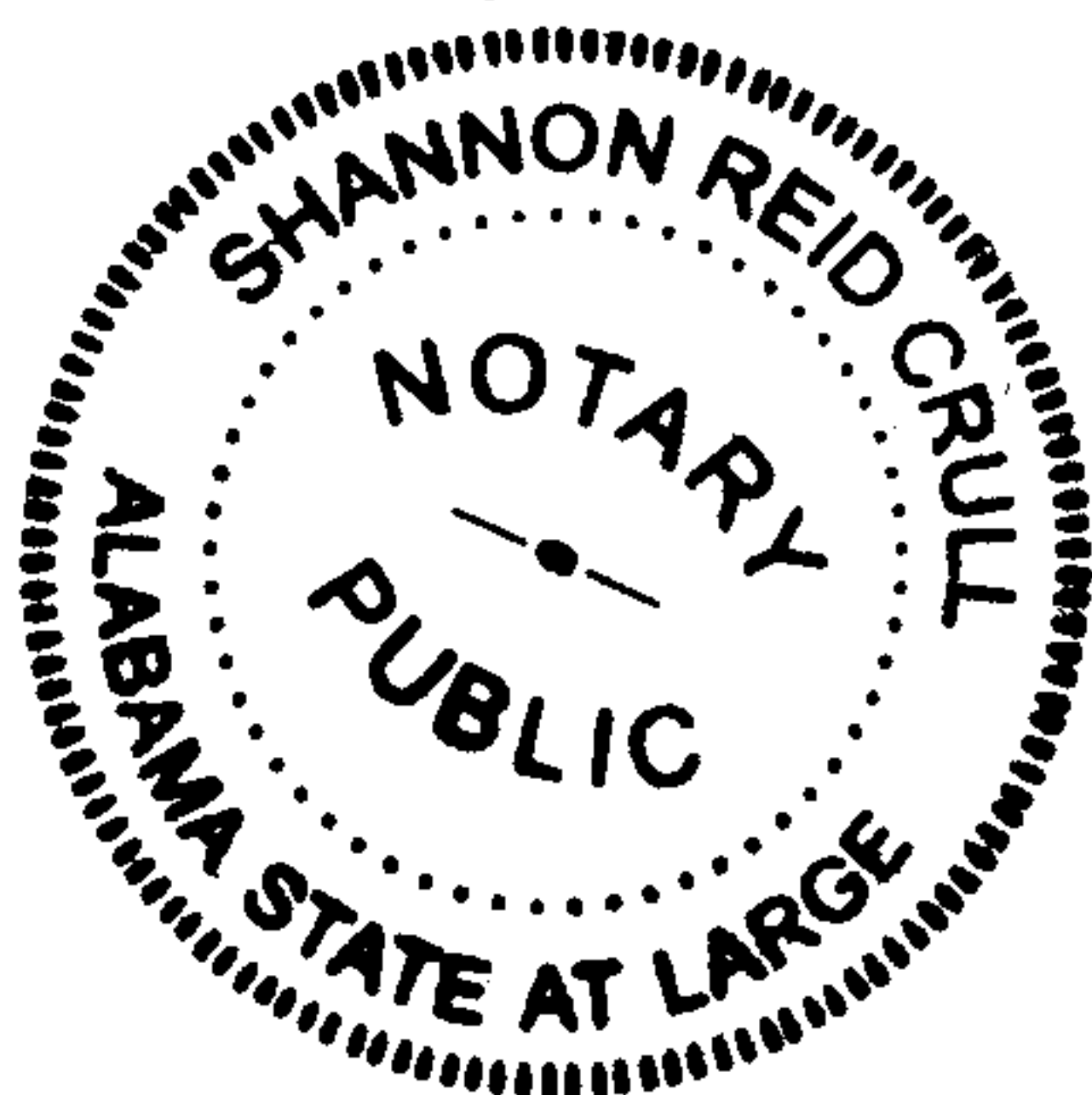
General Notary Acknowledgment

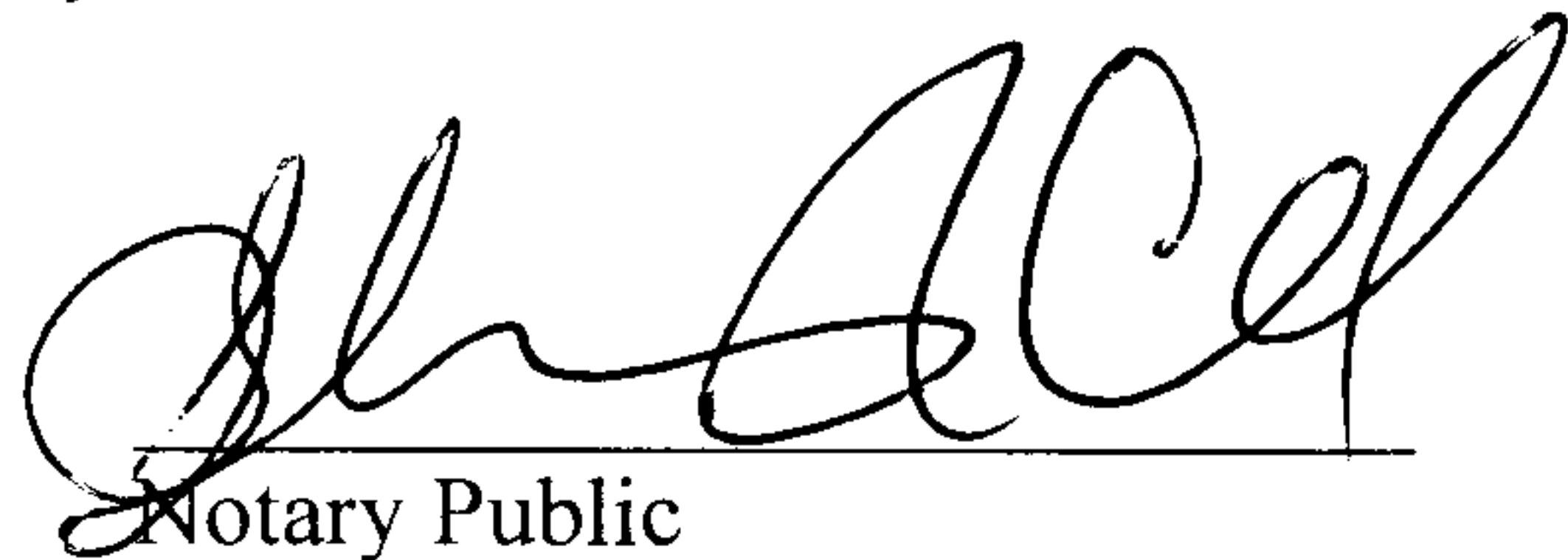
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Brett Vinson**, whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2012.

Notary Seal





Notary Public

Shannon Reid Crull
My commission expires: 04/02/2016




20121218000482850 2/4 \$25.50
Shelby Cnty Judge of Probate, AL
12/18/2012 09:49:51 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 176, Building 44, 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 Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, and 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map 39, Page 4, 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 187, 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 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and 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 Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790 and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 in the Probate Office of Shelby County, Alabama, 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.


20121218000482850 3/4 \$25.50
Shelby Cnty Judge of Probate, AL
12/18/2012 09:49:51 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William Brett Vinson
Mailing Address 2154 Denyse Dr
Bham, AL 35243

Grantee's Name Randolph G Harmon
Mailing Address 44174 Portobello Rd
B'ham, AL 35242

Property Address 44174 Portobello Rd.
B'ham, AL 35242

Date of Sale DEC 12 2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

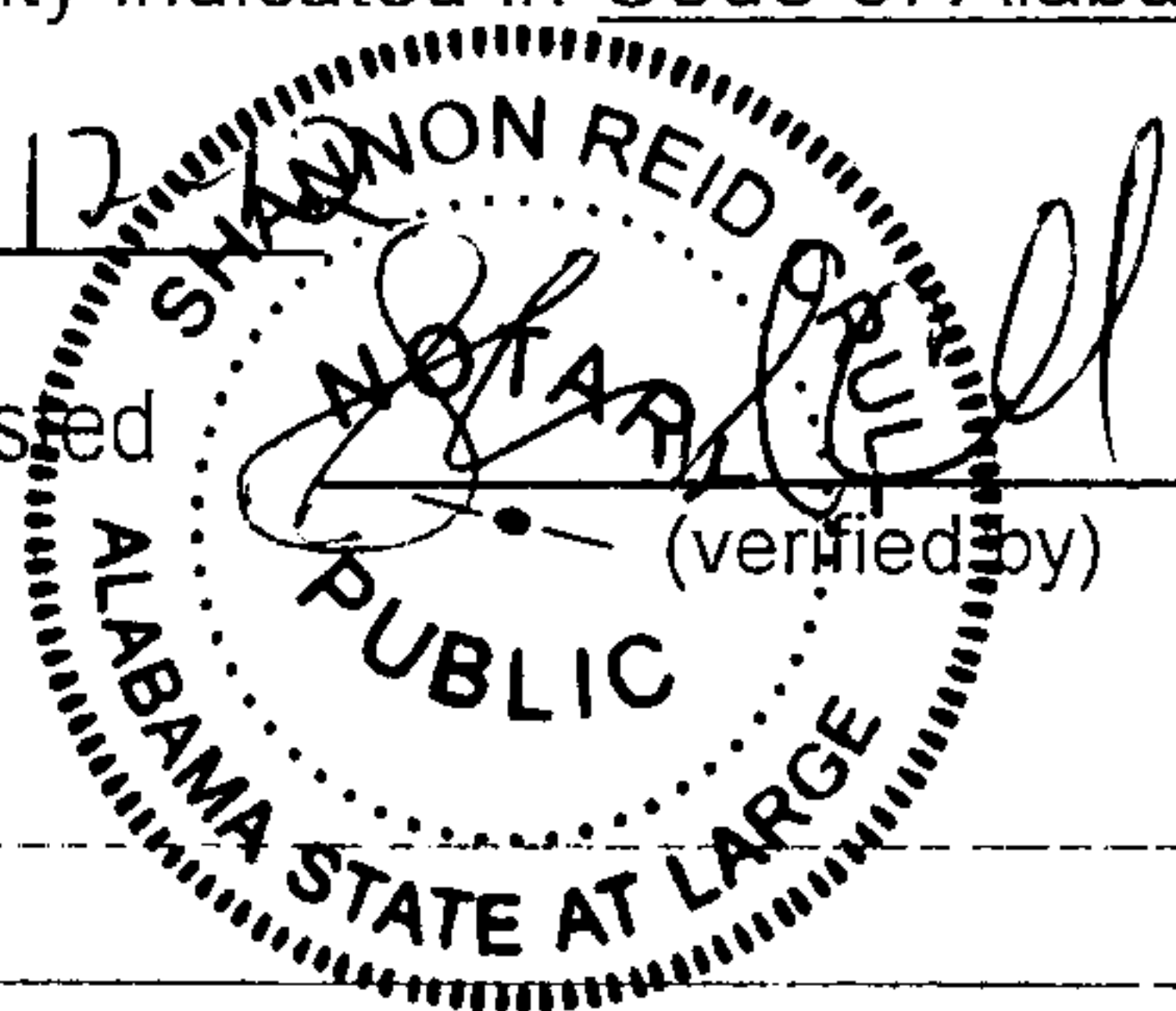
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-12



Unattested

(verified by)

Print

Sign

RANDOLPH G. HARMON

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20121218000482850 4/4 \$25.50
Shelby Cnty Judge of Probate, AL
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