

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED
(Subject to Vendor's Lien)

Name & Address of Property Owner
Alesia Harris
401 Ramsay Road
Birmingham, AL 35242

This Instrument Prepared by:
Guy V. Martin, Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

THIS INDENTURE, executed as of the 7th day of January, 2015,
by ALAMERICA BANK ("Grantor") in favor of ALESIA HARRIS ("Grantee") (the words
"Grantor" and "Grantee" to include their respective legal representatives, successors and assigns,
where the context requires or permits);

W I T N E S S E T H:

That Grantor, in consideration of the assumption by Grantee of the Mortgage (described
below), the sum of TEN AND NO/100 DOLLARS (\$10.00) and of other good and valuable
consideration, in hand paid at and before the sealing and delivery of these presents, the receipt
and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, convey
and confirm unto Grantee, Grantor's undivided one-half (1/2) interest in and to the land located in
Shelby County, Alabama (the "Property"), described as follows:

*The undivided one-half interest of Alamerica Bank, in and to the
following described property:*

*Lot 218, according to the Survey of Greystone Legacy, 2nd Sector,
as recorded in Map Book 27, Page 66, in the Probate Office of
Shelby County, Alabama.*

This conveyance is made subject to a vendor's lien reserved by Grantor to secure the
payment of the purchase money for this transaction, in the amount of the indebtedness secured by
the Mortgage and Security Agreement dated June 15, 2004, recorded as Instrument No.
20040702000364800, Probate Office of Shelby County, Alabama (the "Mortgage"), which
Grantee ratifies and confirms.

Accordingly, by accepting this deed, Grantee agrees that (a) the Property is subject to the
Mortgage respecting Grantee's existing one-half interest and the Vendor's Lien respecting the
one-half interest conveyed hereunder, and (b) the indebtedness secured by the Mortgage and
Vendor's Lien is payable according to the terms of the promissory note secured by and referred to
in the Mortgage. This is a purchase money vendor's lien, reserved to secure the balance of the
purchase money due from Grantee to Grantor for this transaction.

This conveyance and the warranties herein contained are made subject to those matters of
title set forth in the title binder accepted by Grantee at closing. No other warranties or

representations are made in connection with this sale, the said property being purchased "AS IS", Grantee having satisfied Grantor that the said property is suitable for Grantee's intended purposes.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns. And Grantor does for itself and for the successors, administrators and assigns of Grantor, covenant with Grantee, her heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the successors, administrators and assigns of Grantor shall warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' name and mailing address:
Alamerica Bank
2170 Highland Avenue S, Ste. 150
Birmingham, AL 35205

Grantee's name and mailing address:
Alesia Harris
401 Ramsay Road
Birmingham, AL 35242

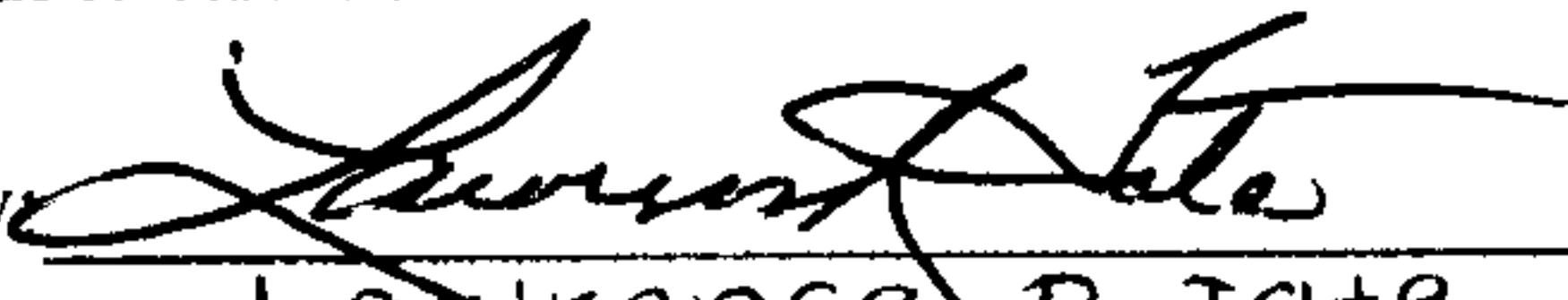
Property Address: 401 Ramsay Road, Birmingham, AL 35242

Purchase Price: \$38,843.43, the entirety of which is financed by the vendor's lien reserved by Grantor herein.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed, on the day and year first above written.

"GRANTOR:"

ALAMERICA BANK

By  [SEAL]
Name: Lawrence R. Tate
Its: President + CEO

ACCEPTANCE BY GRANTEE

Grantee hereby accepts this deed and agrees to the terms set forth herein.

"GRANTEE:"

 [SEAL]
Alesia Harris

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lawrence R. Tate, whose name as President & CEO of ALAMERICA BANK, whose name 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 said instrument, he, in his capacity as said President & CEO of said ALAMERICA BANK, and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 7th day of January, 2015.

Leslie Jane McGhee
Notary Public Leslie Jane McGhee

My commission expires: 7/31/17


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Alesia Harris** who name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2015.

Leslie Jane McGhee
Notary Public

My commission expires: 7/31/17


20150109000010230 3/4 \$62.00
Shelby Cnty Judge of Probate, AL
01/09/2015 01:21:21 PM 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 Alamerica Bank
Mailing Address 2170 Highland Ave. S, Ste. 150
Birmingham, AL 35205

Grantee's Name Alesia Harris
Mailing Address 401 Ramsay Road
Birmingham, AL 35242

Property Address 401 Ramsay Road
Birmingham, AL 35242

Date of Sale 01/07/2015

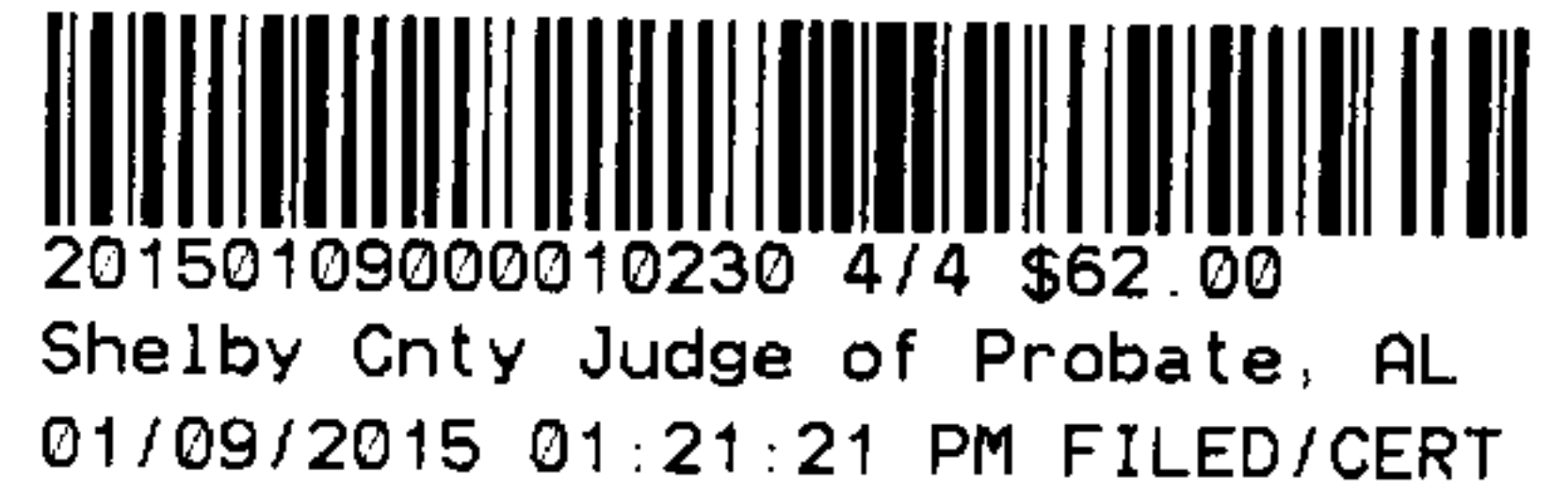
Total Purchase Price \$ 38,843.43

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)

- | | |
|--------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Vendor Trial Balance |
| <input type="checkbox"/> 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 1/7/15

Print Lawrence R. Tate, President - CEO

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1