

This instrument was prepared by:  
Donna Knotts Byrd, Esquire  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue South  
Birmingham, Alabama 35205

Send tax notice to:

RYAN NEAL WILLIS  
VERONICA AUDREY WILLIS  
165 Stonebriar Drive  
Calera, AL 35040

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                      :  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of One Hundred Thirty Eight Thousand Five Hundred and No/100 Dollars (\$ 138,500.00) to the undersigned RIDGE CREST PROPERTIES, LLC ("Grantor") in hand paid by RYAN NEAL WILLIS and VERONICA AUDREY WILLIS ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion in the following described real estate, to-wit:

the following described real estate situated in Shelby County, Alabama, *to-wit*:

**LOT 117A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, page 61, in the Probate Office of Shelby County, Alabama.**

**\* \$135,990.00 of the Purchase Price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.**  
This property is conveyed subject to the following:

- (1) General and special taxes or assessments for 2009 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by Grantor;
- (3) Taxes or special assessments which are not shown as existing liens by public records;
- (4) Easements, or claims of easements, not shown by the public records;

**TO HAVE AND TO HOLD** unto the said Grantee, for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with contingent remainder and right of reversion.

**IN WITNESS WHEREOF**, Grantor has hereto set its signature and seal this 13<sup>th</sup> day of May, 2009.

**GRANTOR:**

**RIDGE CREST PROPERTIES, LLC**

  
**BY: WILLIAM DAVID BRADY**  
**ITS: MANAGING MEMBER**

Deed Tax : \$3.00

THE STATE OF ALABAMA )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Brady, whose name as Managing Member of RIDGE CREST PROPERTIES, LLC, 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, he/she, with full authority, executed the same voluntarily on said date for and as the act of RIDGE CREST PROPERTIES, LLC.

Given under my hand and official seal this 13<sup>th</sup> day of May, 2009.

  
Notary Public

My Commission Expires: July 30, 2011