

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Alexander L Sanders
136 Weeping Circle
Wilsonville, AL 35226

20111229000394880 1/1 \$16.50
Shelby Cnty Judge of Probate, AL
12/29/2011 12:33:32 PM FILED/CERT

Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$4.50

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty-Five Thousand And No/100 Dollars (\$145,000.00) in hand paid by Alexander L Sanders and Tiffney Sanders (hereinafter referred to as "GRANTEES") to Ridge Crest Properties, LLC, an Alabama Limited Liability Company (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES as joint tenants with rights of survivorship, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 18, according to the Survey of Willow Oaks, as recorded in Map Book 38, pages 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

One Hundred Forty Thousand Six Hundred Fifty And No/100 Dollars (\$140,650.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2012 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this December 22, 2011.

Ridge Crest Properties, LLC

BY: 

Doug McAnally, Authorized Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doug McAnally whose name(s) is(are) signed to the foregoing conveyance as Authorized Representative of Ridge Crest Properties, LLC, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 21st day of December, 2011.

Notary Public
Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015