This instrument was prepared by: Clayton T. Sweeney, Esquire 2700 Highway 280 East, Suite 160 Birmingham, Alabama 35223

Send Tax Notice to: RIDGE CREST PROPERTIES, LLC 13521 Shelby Co. Hwy 280 Suite 101 Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, SB HOMES, LLC, an Alabama Limited Liability Company, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said SB HOMES, LLC, an Alabama Limited Liability Company, by these presents, grant, bargain, sell and convey unto RIDGE CREST PROPERTIES, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee", whether one or more), its successors and assigns, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 1-106, according to the Survey of Chelsea Park, First Sector, Phase IV, as recorded in Map Book 36, Page 24, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park First Sector, executed by Grantor and Chelsea Park Residential Association, Inc. and as recorded as Instrument No. 200410260000590790 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

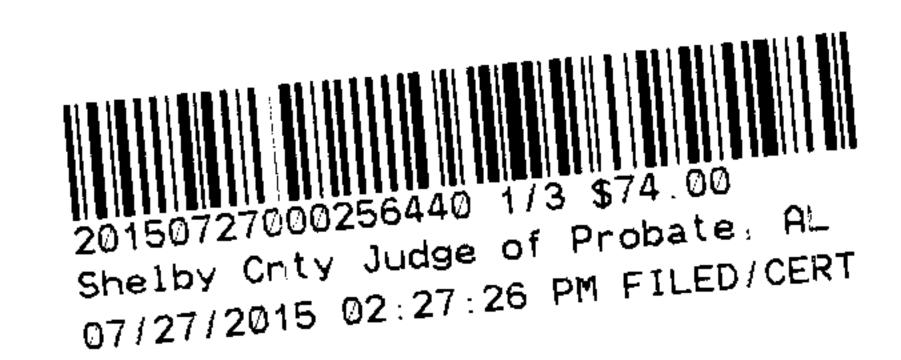
The above Property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2015 and all subsequent years thereafter.
- (2) Easement(s), building line(s) and restriction(s) of record.
- (3) Notice of Final Assessment of Real Property by the Chelsea Park Improvement District One, as recorded in Instrument No. 20050209000065520 in said Probate Office.
- (4) Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvement District One Articles of Incorporation as recorded in Instrument No. 20041223000699620 in said Probate Office.
- Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in Instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association, Inc., as recorded in Instrument No. 200413 at page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park First Sector, Phase I and II, as recorded in Instrument No. 20041026000590790, Supplemental Declaration and Amendment to Declaration of Covenants for Chelsea Park, First Sector, Phase 3 and 4, as recorded in Instrument No. 20060605000253850 and covenants recorded in and Instrument No. 2005-56408, Instrument No. 2004-56695, Instrument No. 2005-56411 and Instrument No. 20050425000195430 and all covenants, conditions, restrictions and liens for assessments contained therein, all being recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple, forever.

This instrument is executed as required by the Articles of Organization and operational agreement of said LLC and same have not been modified or amended.

Shelby County, AL 07/27/2015 State of Alabama Deed Tax:\$54.00



IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this / Ziday of July, 2015.

SELLER: SB HOMES, LLC,

By:

an Alabama Limited Liability Company

By: William David Brady

Its: Member/Maivager

Mark M. Snew Its: Member/Manager

LOT 1-106 – Ridge Crest Properties, LLC

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that William David Brady and Mark M. Snow, whose names as Members/Managers of SB HOMES, LLC, an Alabama Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, they, as such Members/Managers, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the

day of July, 2015.

My Comm. Expires

June 2, 2019

THE PLANTS

NOTARY PUBLIC

My Commission expires: 6/2/2006

20150727000256440 2/3 \$74.00 20150727000256440 2/3 \$74.00 Shelby Cnty Judge of Probate, AL 07/27/2015 02:27:26 PM FILED/CERT

Real Estate Sales Validation Form

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

Mailing Address Birmingham, AL 35242 Mailing Address Birmingham, AL 35242 Property Address Chelsea, AL 35043 Date of Sale July 17, 2015 Total Purchase Price or Actual Value 5 or Assessor's Market Value 5 53,590,00 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 Sale Appraisal Closing Statement Total Purchase Price 4 Assessor's Market Value 5 53,590,00 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 Closing Statement Total Purchase Price 4 Assessor's Market Value 5 53,590,00 The purchase price or actual value claimed on this form can be verified in the following documentary evidence: check one) (Recordation of documentary evidence) Closing Statement Total Purchase Price 4 Assessor's Market Value Closing Statement The conveyance document presented for recordation contains all of the required information referenced above, the filing of this form so 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. Grantor'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. Property address - the total amount paid for the purchase 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. In proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation of the pe	Grantor's Name	SB HOMES, LLC	Grantee's Name	Ridge Crest Properties, LLC		
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Assessor's Market Value \$	Property Address	Chelsea, AL 35043	Date of Sale	<u>July 17, 2015</u>		
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