

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
BRADLEY DAVID RUSSELL and
HEATHER BROWN RUSSELL
272 POLO DOWNS
CHELSEA, AL 35043

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Eight Thousand Two Hundred Five and 00/100 Dollars (\$288,205.00)* to the undersigned Grantor, RIDGE CREST HOMES, LLC, (hereinafter referred to as Grantor, whose mailing address is 272 POLO DOWNS, CHELSEA, AL 35043), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BRADLEY DAVID RUSSELL and HEATHER BROWN RUSSELL (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 131, ACCORDING TO THE SURVEY OF POLO CROSSINGS SECTOR 1, AS RECORDED IN MAP BOOK 39, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 272 POLO DOWNS, CHELSEA, AL 35043

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Easement to Alabama Power Company recorded in Instrument 1995-22455, in the Probate Office of Shelby County, Alabama.
5. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20070418000180080 and Instrument 2016022400057180, in the Probate Office of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings appearing of record in Instrument 20071008000469200, First Amendment recorded in Instrument 20080512000192610, Second Amendment recorded in Instrument 20100325000086330, Third Amendment recorded in Instrument 20100618000195550, Fourth Amendment recorded in Instrument 20160503000147290, Assignment of Developers Rights recorded in Instrument 20100325000086360, Assignment of Developers Rights recorded in Instrument 20160517000168170, Fifth Amendment recorded in Instrument 2017020800047870 in the Probate Office of Shelby County, Alabama.
7. Articles of Organization of Polo Crossings Owners Association, Inc, as recorded in Instrument 20071008000469190, in the Probate Office of Shelby County, Alabama.
8. Right of way to BellSouth Telecommunications, Inc., recorded in Instrument 20070418000178850, in the Probate Office of Shelby County, Alabama.
9. Monument Sign Agreement as recorded in Instrument 20061024000523600, in the Probate Office of Shelby

County, Alabama.

10. Memorandum of Sewer Service Agreement regarding Polo Crossings, recorded in Instrument 20121102000422260 in the Probate Office of Shelby County, Alabama.
11. Declaration of Sanitary Sewer Easement for Double Oak Water Reclamation LLC recorded in Instrument 20090903000340190, in the Probate Office of Shelby County, Alabama.
12. Restrictions, Covenants, Conditions, Limitations, Reservations, Easements, Mineral and mining rights and rights incident thereto and Release of Damages recorded in Instrument 0160803000274070, in the Probate Office of Shelby County, Alabama.

\$259,380.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 30th day of July, 2018.

RIDGE CREST HOMES, LLC

By: 

DOUG McANALLY

Its: MANAGING MEMBER

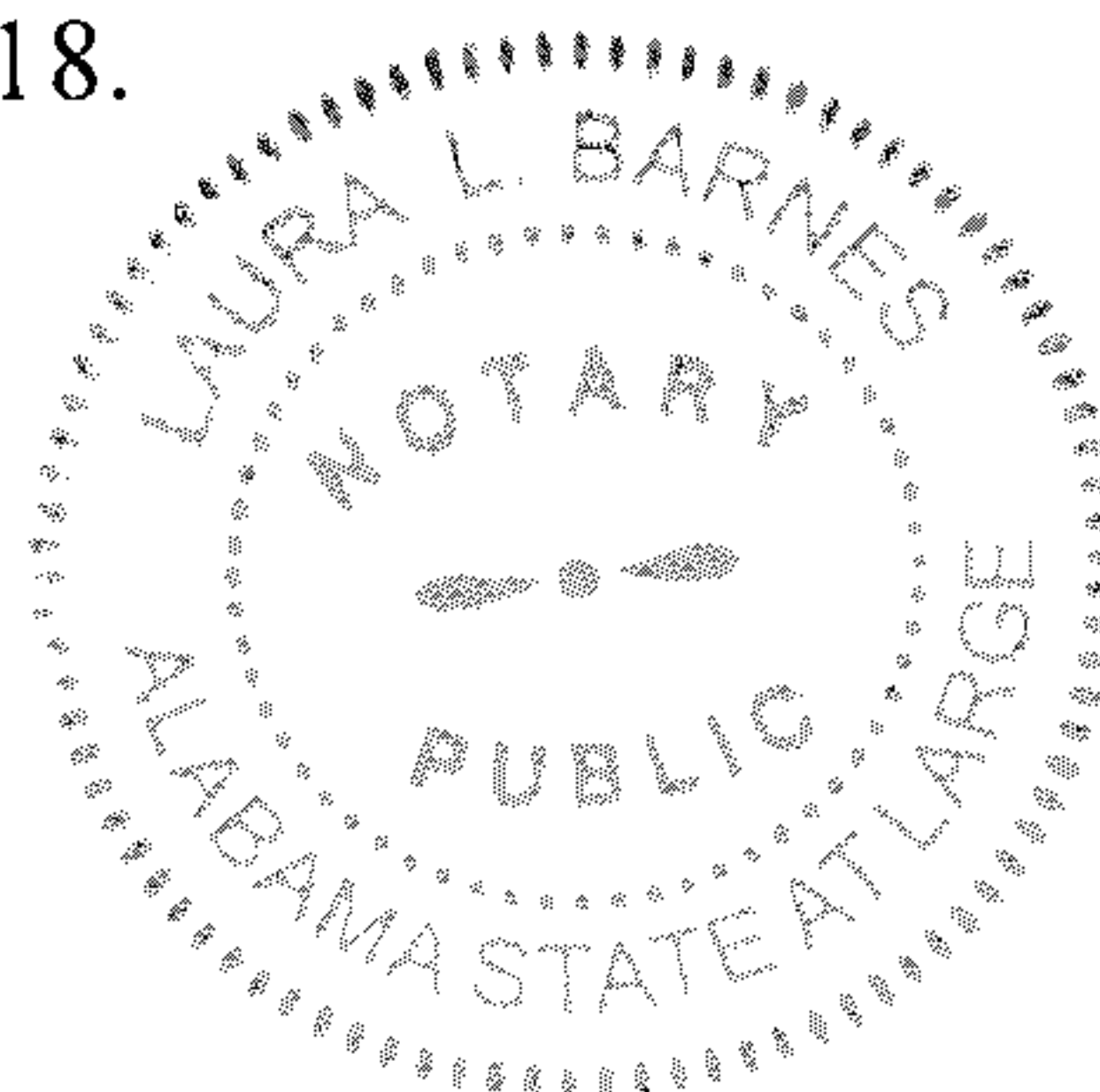
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DOUG McANALLY, whose name as MANAGING MEMBER of RIDGE CREST HOMES, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, DOUG McANALLY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said RIDGE CREST HOMES, LLC on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2018.


NOTARY PUBLIC

My Commission Expires: 2/4/20



Real Estate Sales Validation Form

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

Grantor's Name:	RIDGE CREST HOMES, LLC	Grantee's Name:	BRADLEY DAVID RUSSELL and HEATHER BROWN RUSSELL
Mailing Address:	272 POLO DOWNS CHELSEA, AL 35043	Mailing Address:	272 POLO DOWNS CHELSEA, AL 35043
Property Address:	272 POLO DOWNS CHELSEA, AL 35043	Date of Sales	July 30th, 2018
		Total Purchase Price:	(\$288,205.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u> x </u> _____ 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: July 30th, 2018

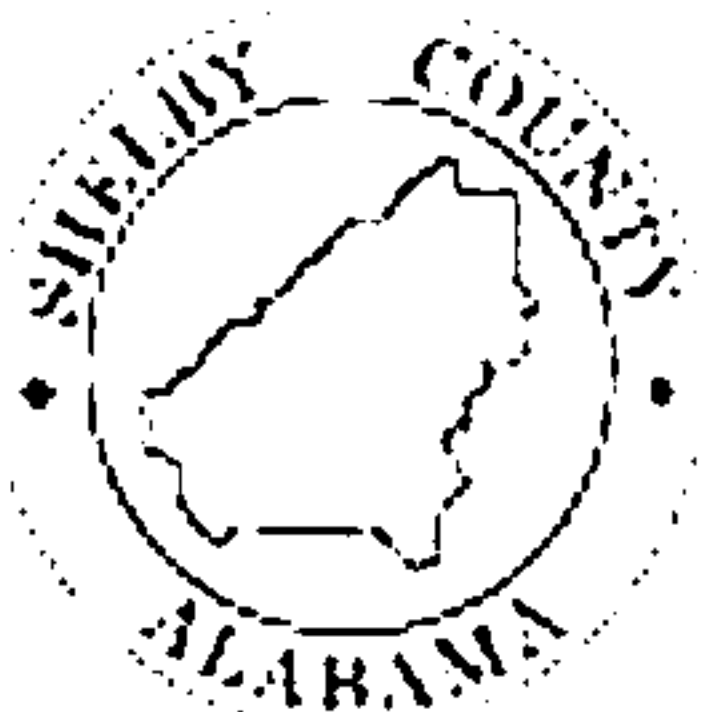
_____ Unattested

_____ (verified by)

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/31/2018 01:42:31 PM
\$50.00 CHERRY
20180731000273340