



20080508000189670 1/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
05/08/2008 01:22:44PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Shelby County, AL 05/08/2008  
State of Alabama

Deed Tax: \$40.00

**SEND TAX NOTICE TO:**

P. Brion Casey  
Sharon L. Casey  
314 Quail Ridge Court  
Helena, AL 35080

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

THE STATE OF ALABAMA )  
 :  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and No/100, (\$40,000.00), DOLLARS, in hand paid to the undersigned, Ridge Trace, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by P. Brion Casey and Sharon L. Casey, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:


1. Ad valorem taxes for the current year, 2008, not yet due and payable.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Release of Damages as recorded in Instrument # 20050714000352790, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Ridge Trace, LLC, a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Ridge Trace, LLC, by its Member,  
John H. Street, Jr., is authorized to execute this conveyance, has hereto set his signature and seal, this 28th day of April, 2008.

Ridge Trace, LLC

  
BY: John H. Street, Jr. (SEAL)  
ITS: Member

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John H. Street, Jr. whose name as Member of Ridge Trace, LLC, a limited liability company, 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, he, as such Member 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 this 28th day of April, 2008.


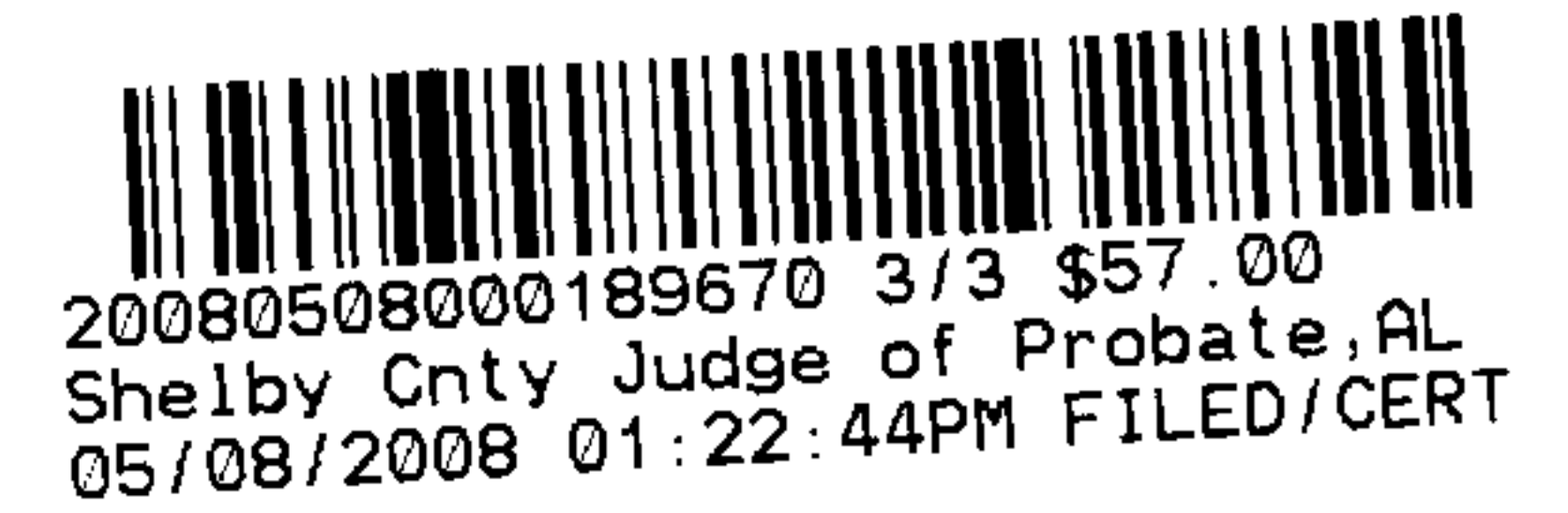
  
NOTARY PUBLIC  
My commission expires: 2-10-10

EXHIBIT "A"



Description of Property

Lot 22A, according to a Resurvey of Lots 21, 22 and 23, Quail Ridge, as recorded in Map Book 39, Page 149, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion of the above said lots previously known as Lots 22 and 23, according to the Survey of Quail Ridge Subdivision, as recorded in Map Book 22, Page 35, in the Probate Office of Shelby County, Alabama.