


Send tax notice to:  
Crist E. Ridley  
Elizabeth Ridley  
228 Salisbury Circle  
Birmingham, AL 35242  
NTC0900210

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County: Shelby

  
20090708000263050 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/08/2009 01:40:24 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Five Thousand and 00/100 Dollars (\$445,000.00) in hand paid to the undersigned **Giang Tran and Si Nguyen, Husband and Wife**, (hereinafter referred to as Grantors") by **Crist E. Ridley and Elizabeth Ridley** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2110, according to the Map of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase I & II, recorded as Instrument No. 20020716000332740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

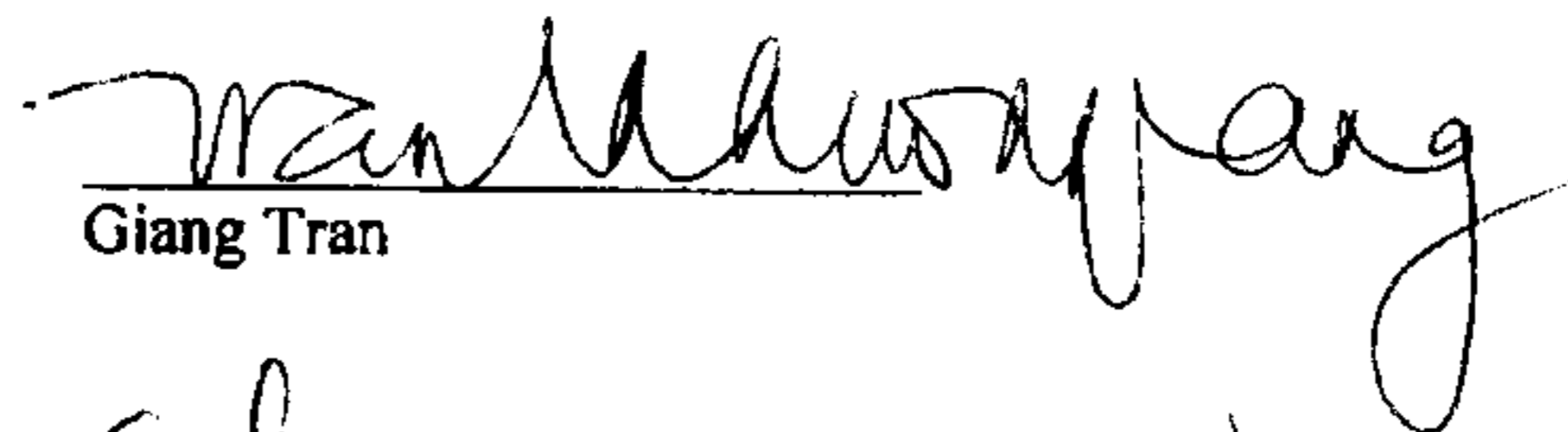
SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

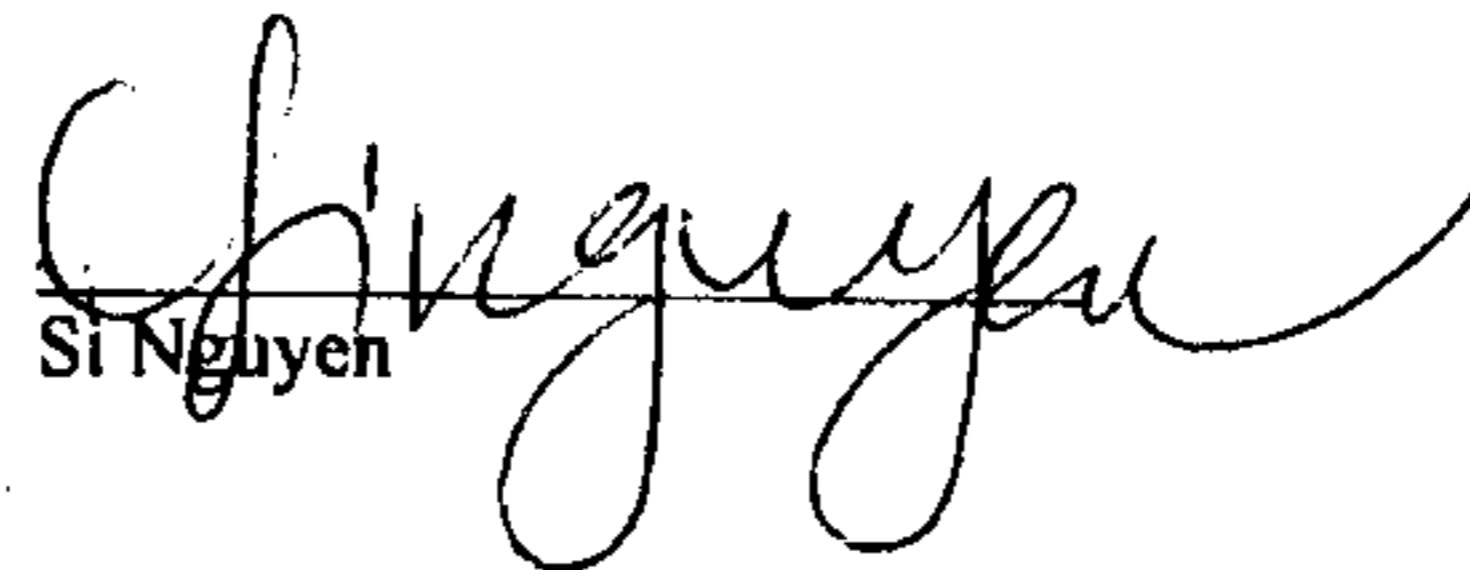
\$445,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s) Giang Tran and Si Nguyen hereunto set their signature(s) and seal(s) on June 30, 2009.

  
Giang Tran

  
Si Nguyen

STATE OF ~~ALABAMA~~  
COUNTY OF ~~Jefferson~~

*California*  
*Los Angeles*

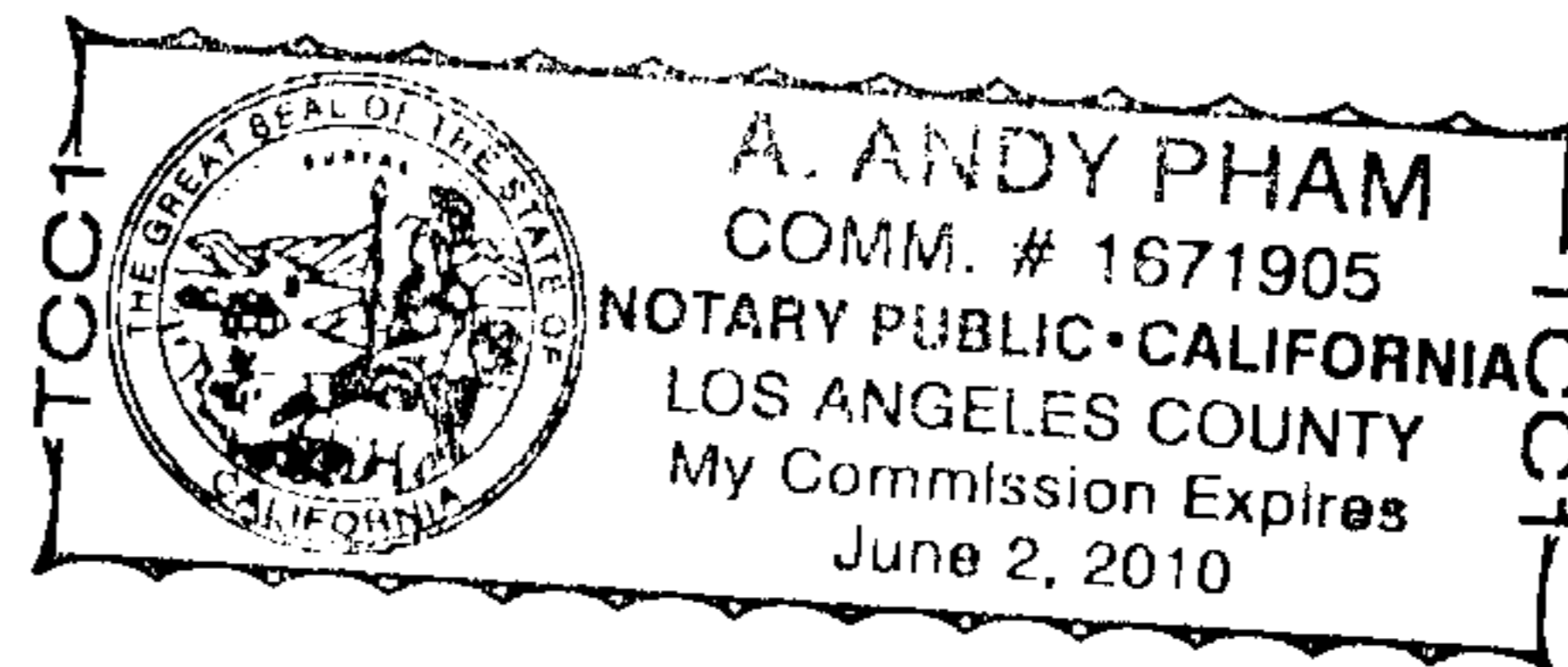
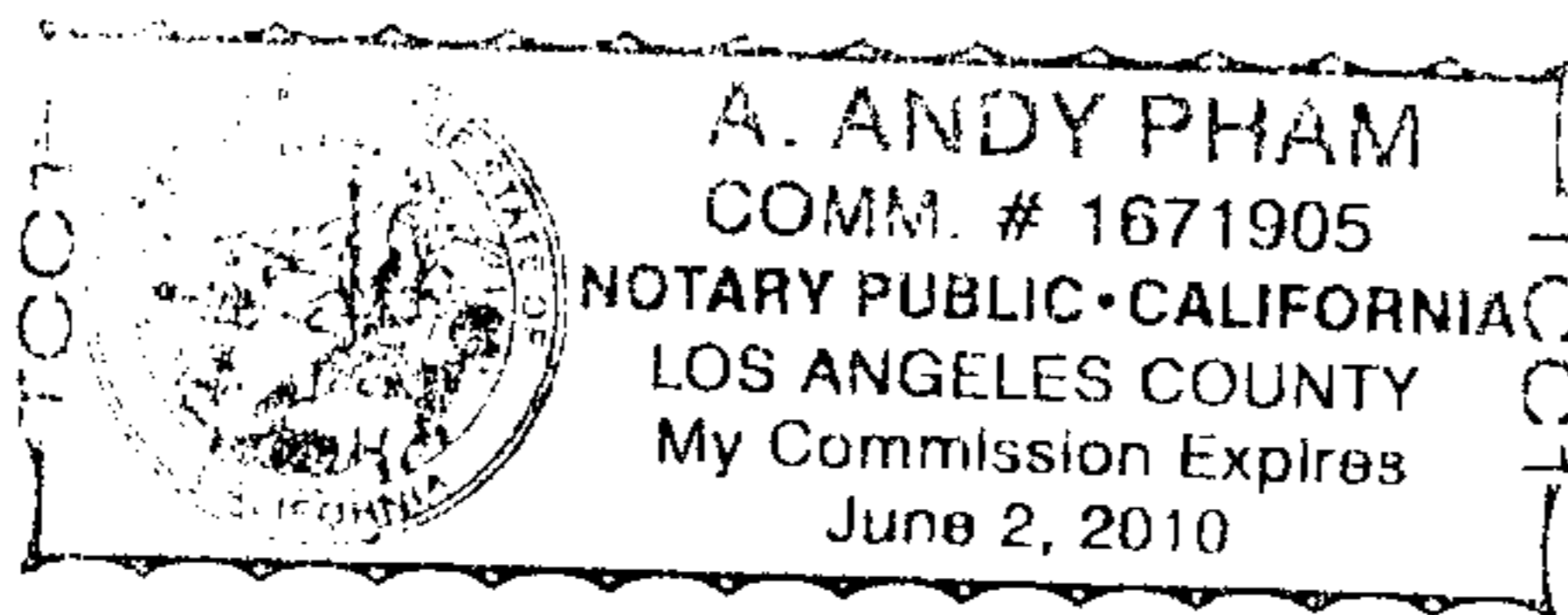
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Giang Tran and Si Nguyen, Husband and Wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of June 2009



Notary Public  
Print Name:  
Commission Expires:

(NOTARIAL SEAL)



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