

Send Tax Notice To:
RANDK, LLC
Richard R. Merriam
201 Village Drive
Pelham, Alabama 35124

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Shelby County, AL 10/16/2009
State of Alabama
Deed Tax : \$64.00

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$345,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CROSSCREEK BUILDERS, LLC, an Alabama limited liability company,** (herein referred to as Grantor), does grant, bargain, sell and convey unto **RANDK, LLC, an Alabama limited liability company** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

Lot 28, Parkside Village, Phase II, a residential and commercial subdivision situated in the NW ¼ of the NW ¼ of Section 13, township 20 South, Range 3 West, City of Pelham, Shelby County Alabama as shown on plat recorded as Map Book 37, Page 60, Phase 2.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF CROSSCREEK BUILDERS, LLC AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

\$281,254.95 of the above proceeds were derived from a purchase money mortgage executed simultaneously herewith.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2010 and subsequent years;
2. Matters such as, but not limited to, easements, building setback lines, right of ways, and limitations as to use as shown on the Record Map of Parkside Village, Phase II, as recorded in Map Book 37, Page 60, in the Office of the Judge of Probate of Shelby County, Alabama;
3. Easements as shown by recorded plat, including 5 foot easement on the Northwestern side of the lot;
4. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 223, Page 80, Deed Book 102, Page 397, Deed Book 127, Page 597 and Deed Book 134, Page 37 in the Probate Office;

5. Right of Way to Shelby County by instrument recorded in Deed Book 102, Page 17 and Deed Book 76, Page 259 in the Probate Office.
6. All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants as recorded in Instrument # 20060828000422340 and in Instrument # 20060823000412830 in the Probate Office of Shelby County, Alabama;
7. Easement to Alabama Power Company recorded in Instrument # 20060828000422340 in the Probate Office
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
9. Any and all matters of record; and
10. All matters that would be revealed by a current and accurate physical survey of the subject property.

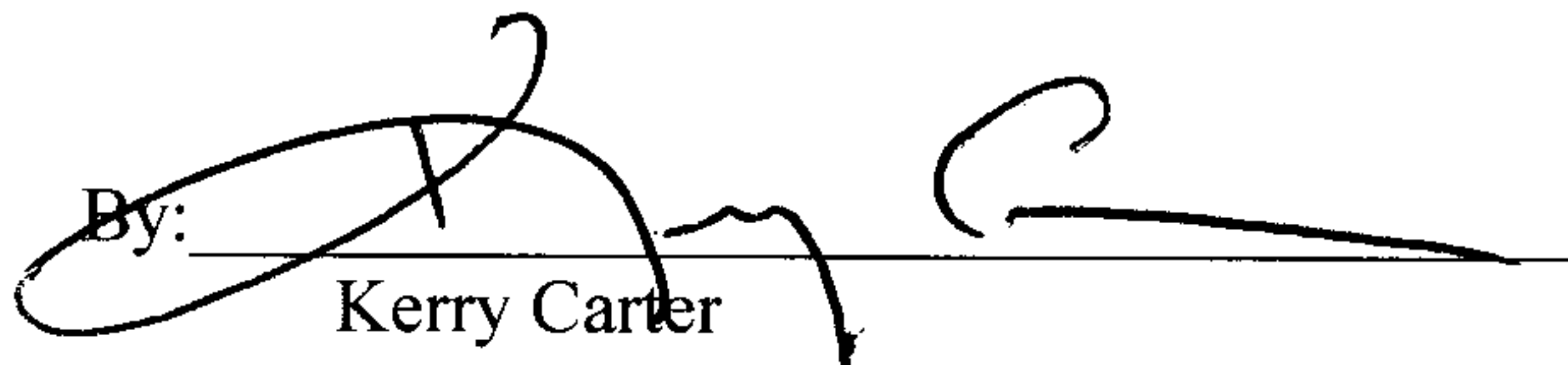
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

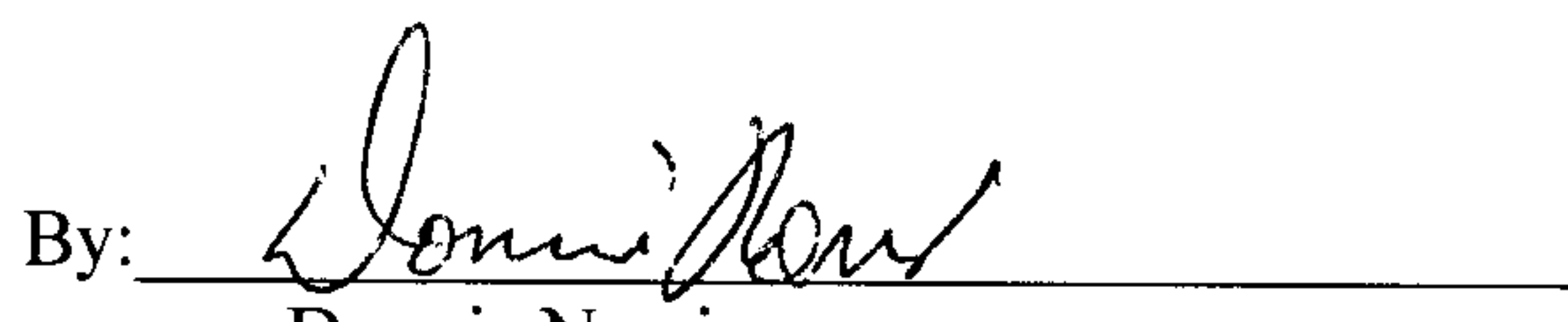
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

15th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of OCTOBER, 2009.

CROSSCREEK BUILDERS, LLC,
an Alabama limited liability company

By: 
Kerry Carter
Its: Member

By: 
Donnie Norris
Its: Member



20091016000392050 2/3 \$81.00
Shelby Cnty Judge of Probate, AL
10/16/2009 02:37:47 PM FILED/CERT

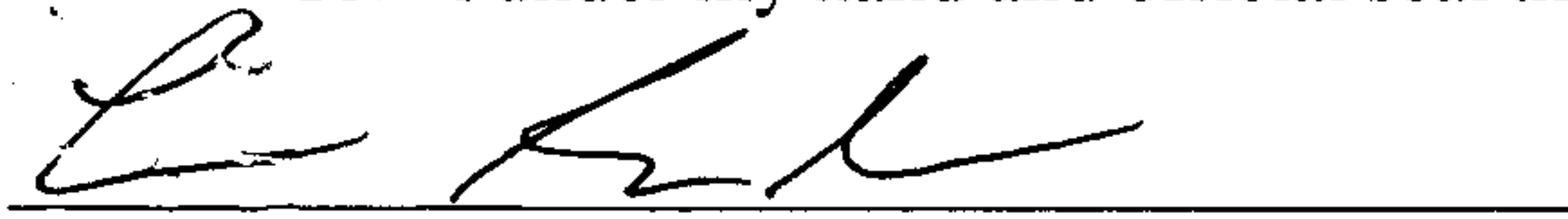


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KERRY CARTER** and **DONNIE NORRIS**, whose names as members of **CROSSCREEK BUILDERS, LLC.** are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that they as such officers and with proper authority, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date for said company.

Given under my hand and official seal this 15th day of October, 2009.



NOTARY PUBLIC

My commission expires: 5-13-2010