



20100601000170950 1/1 \$54.00
Shelby Cnty Judge of Probate, AL
06/01/2010 09:58:13 AM FILED/CERT

This instrument prepared by:
John H. Henson
4647-E Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Matthew A. Markus

6250 Black Creek Loop North
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifteen Thousand dollars and Zero cents (\$215,000.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Ridge Crest Properties, LLC, an Alabama Limited Liability Company** (hereinafter grantor), does hereby grant, bargain, sell and convey unto **Matthew A. Markus** (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 295, according to the Final Plat of Creekside, Phase 2, Part B, as recorded in Map Book 39, Page 58-A and Page 58-B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$172,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage note of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as *Anthony Repente* of **Ridge Crest Properties, LLC**, on 27th day of May, 2010.

Ridge Crest Properties, LLC,

By: *Doug McAnis*
Doug McAnis, Authorized Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

Deed Tax : \$43.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name is signed to the foregoing conveyance as *Anthony Repente* of **Ridge Crest Properties, LLC, an Alabama Limited Liability Company**, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Ridge Crest Properties, LLC,.

Given under my hand and official seal on **27th day of May, 2010**.

[Signature]
Notary Public
Commission Expires:

FILE NO: 20101354