

Value \$324,000.00

THIS INSTRUMENT PREPARED BY
Courtney H. Mason, Jr.
PO Box 381208
Birmingham, AL 35238

SEND TAX BILL TO:
Creekside Crossings, LLC
2858 Pelham Parkway
Pelham, AL 35124

STATUTORY WARRANTY DEED



20100618000195560 1/3 \$341.00
Shelby Cnty Judge of Probate, AL
06/18/2010 02:22:58 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration to the undersigned grantor, **The Crossings Investment Co., LLC**, an Alabama limited liability company, ("Grantor"), in hand paid by **Creekside Crossings, LLC**, an Alabama limited liability company ("Grantee"), the receipt of sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 139, 140, 141, 143, 144, 145, 149, 150, 151 and 153, 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.

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD the Property unto the Grantee, and the Grantee's Successors and assigns, forever.

Shelby County, AL 06/18/2010
State of Alabama
Deed Tax : \$324.00



20100618000195560 2/3 \$341.00
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17th IN WITNESS WHEREOF, Grantor has caused this deed to be properly executed on this the
17th day of June, 2010.

Grantor:

The Crossings Investment Co, LLC
an Alabama limited liability company


By: Steve Issis
Its: Member

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as Member of The Crossings Investment Co, 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 the 17 day of June, 2010.



Notary Public

My Commission Expires:

My Commission Expires 8-1-2012

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2010 and subsequent years, which are not yet due and payable.
2. Building line, easements, and restrictions as shown on the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, page 41, in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Inst. No. 2007-18008.
5. Covenants, conditions, release from damages, architectural control committee, liens for assessments and restrictions for Polo Crossings and The Village at Polo Crossings as recorded the Probate Office of Shelby County, Alabama in Inst. No. 20071008000469200, amended by First Amendment as recorded in Inst. No. 20080512000192610, by Second Amendment recorded in Inst. No. 20100325000086330, and by Third Amendment as recorded in Inst. No. 20100618000195550, as affected by Assignment of Developer Rights recorded in Inst. No. 20100325000086360.
6. Covenants, conditions, maintenance agreements, access easements and terms contained in that certain Declaration of Sanitary Sewer Easement between 280 Properties, LLC, Polo Farms Investments, LLC and Double Oak Water Reclamation, LLC as recorded in the Probate Office of Shelby County, Alabama in Inst. No. 20090903000340190.
7. Articles of Organization of Polo Crossings Owners Association, Inc. recorded in the Probate Office of Shelby County, Alabama in Inst. No. 10071008000469190.