

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

SEND TAX NOTICE TO:
Thomas C. Waldrop
Charlotte D. Waldrop
6501 Black Creek Circle
Hoover, Alabama 35244



20100930000323290 1/1 \$235.50
Shelby Cnty Judge of Probate, AL
09/30/2010 03:00:28 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Twenty Three Thousand Four Hundred Sixty Eight dollars and Seventy Five cents \$223,468.75) in hand paid by Thomas C. Waldrop and Charlotte D. Waldrop (hereinafter referred to as "GRANTEES") to Ridge Crest Properties, LLC (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Thomas C. Waldrop and Charlotte D. Waldrop, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 242, according to the Final Record 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 all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 10th day of September, 2010.

Ridge Crest Properties, LLC
By: Don McAnally
Its: Sales Manager

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

Shelby County, AL 09/30/2010
State of Alabama
Deed Tax : \$223.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Don McAnally, whose name(s) is/are signed to the foregoing conveyance as the Sales Manager of Ridge Crest Properties, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2010.

John Harwell Henson
Notary Public
Commission expires:

