


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

SEND TAX NOTICE TO:
Douglas E. Trull
Dawn R. Trull
6246 Black Creek Loop N
Birmingham, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)


20101103000368850 1/1 \$37.00
Shelby Cnty Judge of Probate, AL
11/03/2010 02:20:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Forty Nine Thousand Five Hundred dollars and Zero cents \$249,500.00**) in hand paid by **Douglas E. Trull and Dawn R. Trull** (hereinafter referred to as "GRANTEES") to **Ridgecrest 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 **Douglas E. Trull and Dawn R. Trull, as joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 296, 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 Office of the Judge of Probate of Shelby County, Alabama.

6246 Black Creek Loop N Birmingham, AL 35244

\$224,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 **28th day of October, 2010**.

Ridgecrest Properties, LLC

By: *Doug McAnally*

Its: *Sales Manager - Authorized Representative*

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

Shelby County, AL 11/03/2010
State of Alabama
Deed Tax : \$25.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that *Douglas McAnally*, whose name(s) is/are signed to the foregoing conveyance as the *Sales Mgr / Authorized Rep* of **Ridgecrest 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 **28th day of October, 2010**.

[Signature]
Notary Public
Commission expires:

FILE NO: 20102339

