

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

SEND TAX NOTICE TO:
Melissa E. Sanders
Todd E. Scott
6408 S Black Creek Loop
Birmingham, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Thirty Thousand Five Hundred dollars and Zero cents \$230,500.00) in hand paid by Melissa E. Sanders and Todd E. Scott (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 Melissa E. Sanders and Todd E. Scott, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 254, 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.

\$224,656.00 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 31st day of January, 2011.

Ridge Crest Properties, LLC

By: _____

Dary M. Smith

Its: Authorized Representative

20110202000037220 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
02/02/2011 02:39:22 PM FILED/CERT

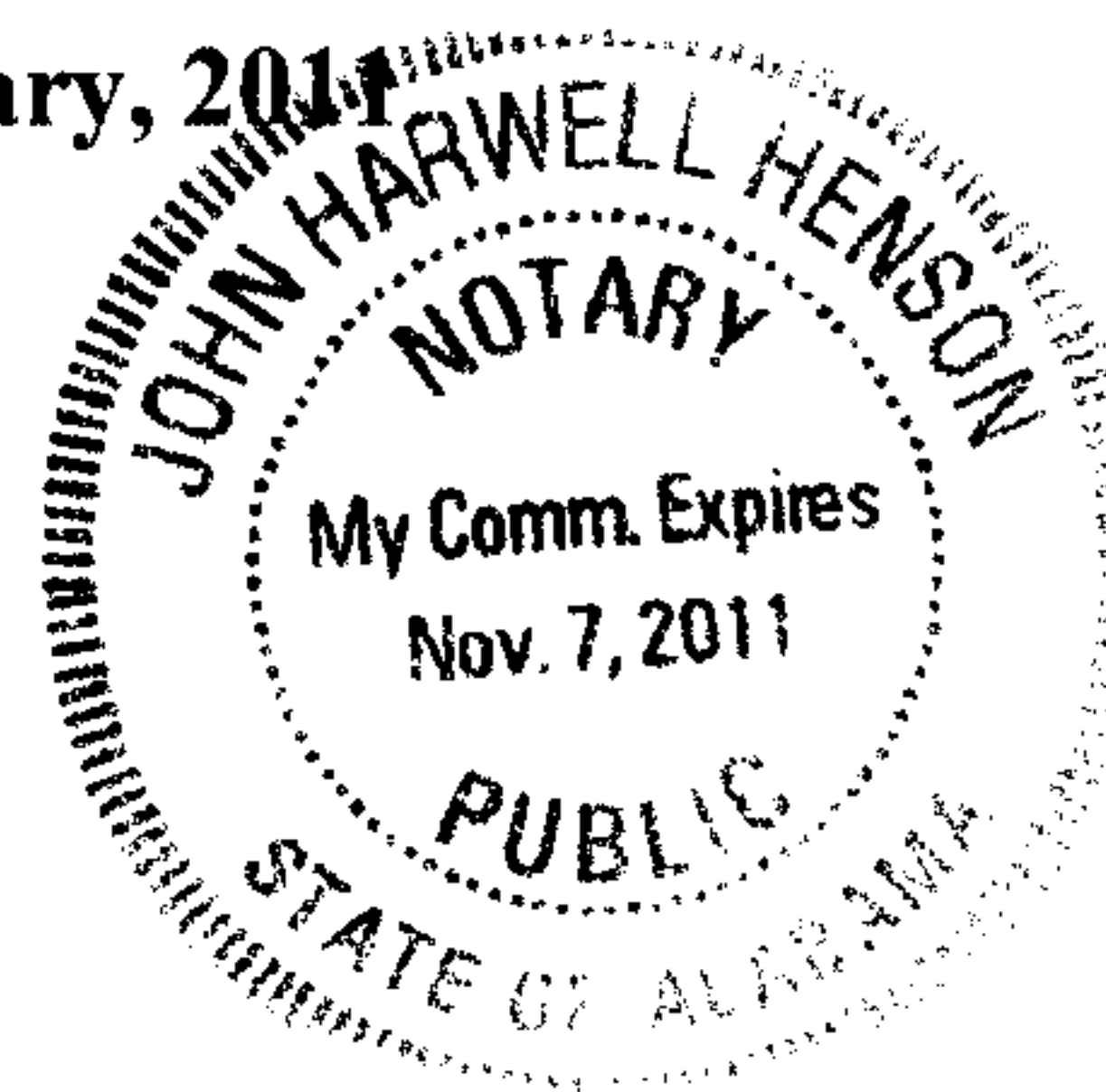
STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

Shelby County, AL 02/02/2011
State of Alabama
Deed Tax: \$6.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that *Dary M. Smith*, whose name(s) is/are signed to the foregoing conveyance as the *Authorized Representative* 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 31st day of January, 2011.

Notary Public
Commission expires:



FILE NO: 20110009