

This deed is being recorded to correct the name of the grantee in that certain deed recorded in Instrument 20100618000195560. Creekside Crossings LLC is not a valid entity. The correct name is Creekview Crossings, LLC, an Alabama limited liability company as established by Instrument 20100319000081310.

THIS INSTRUMENT PREPARED BY  
Courtney H. Mason, Jr.  
P0 Box 381208  
Birmingham, Alabama 35238

GRANTEE'S ADDRESS:  
Creekview Crossings, LLC  
2858 Pelham Parkway  
Pelham, Alabama 35124

### STATUTORY WARRANTY DEED

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 **Creekview Crossings, LLC, an Alabama limited liability company** ("Grantee"), the receipt and 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 existing easements, current taxes, restrictions, set-back lines, and rights of way, if any, of record.

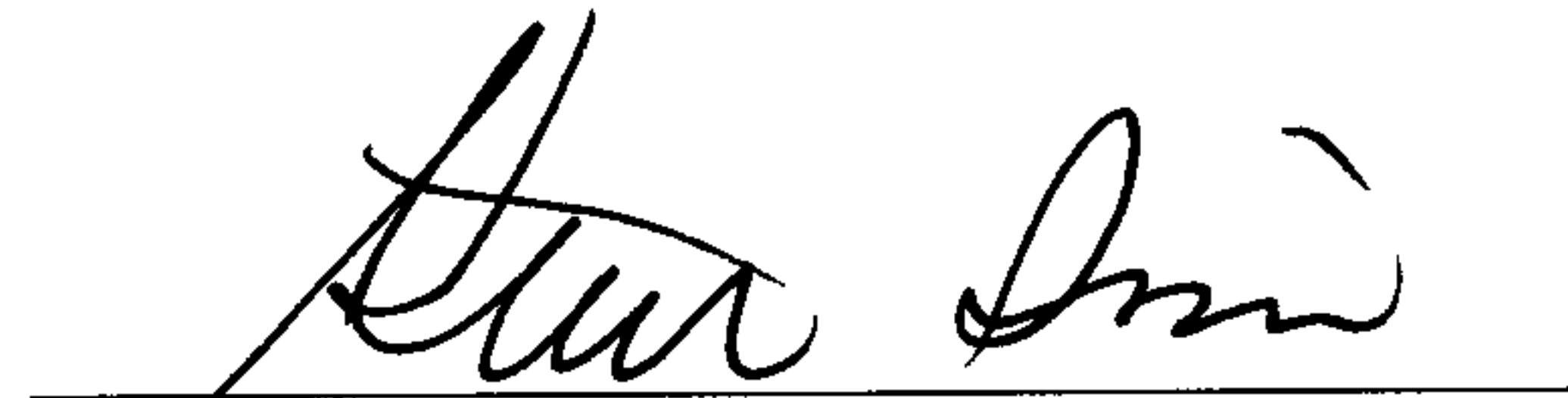
This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD the Property unto Grantee, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and unto Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor, by its Managing Member, who is authorized to execute this conveyance, has caused this warranty deed to be properly executed on this the 24 day of May, 2011.

**Grantor:**

**The Crossings Investment Co, LLC,  
an Alabama limited liability company**



**By: Steve Issis  
Its: Managing 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 **Managing Member** of **THE CROSSINGS INVESTMENT CO. LLC, an Alabama 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 Managing 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 24 day of May, 2011.



Notary Public

My Commission Expires: ~~\_\_\_\_\_~~ **My Commission Expires 8-1-2012**



20110608000169260 2/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/08/2011 02:55:35 PM FILED/CERT

**Grantee:**

**Creekview Crossings, LLC,  
an Alabama limited liability company**

**By: The Crossings Investment Co. LLC,  
an Alabama limited liability company  
Its: Managing Member**

  
**By: Steve Issis  
Its: Managing 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 **Managing Member** of **The Crossings Investment Co. LLC, an Alabama limited liability company**, the **Managing Member** of **CREEKVIEW CROSSINGS LLC, an Alabama 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 Managing 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 24 day of May, 2011.

  
Notary Public

My Commission Expires: My Commission Expires 8-1-2012

  
20110608000169260 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
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## **EXHIBIT A**

### **PERMITTED ENCUMBRANCES**

1. Taxes and assessments for the year 2011 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. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company Instrument 20070418000180080, in the Probate Office of Shelby County, Alabama.
5. Covenants, conditions, release from damages, architectural control committee, liens for assessments and restrictions as set out in Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings as recorded in Instrument No. 20071008000469200, First Amendment as recorded in Instrument No. 20080512000192610, Second Amendment recorded in Instrument No. 20100325000086330, Third Amendment as recorded in Instrument No. 20100618000195550, and as affected by Assignment of Developer Rights recorded in Instrument No. 20100325000086360, in the Probate Office of Shelby County, Alabama
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 Instrument No. 20090903000340190, in the Probate Office of Shelby County, Alabama
7. Articles of Organization of Polo Crossings Owners Association, Inc. recorded in Instrument No. 20071008000469190, in the Probate Office of Shelby County, Alabama.

