

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

SEND TAX NOTICE TO:
Harold N Hubbard and Shirley R Hubbard
512 Horizon Street

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars (\$164,900.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Ridge Crest Properties, LLC, an Alabama Limited Liability Company, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Harold N Hubbard and Shirley R Hubbard, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 85, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Forty-Eight Thousand Four Hundred Ten And No/100 Dollars (\$148,410.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto 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.

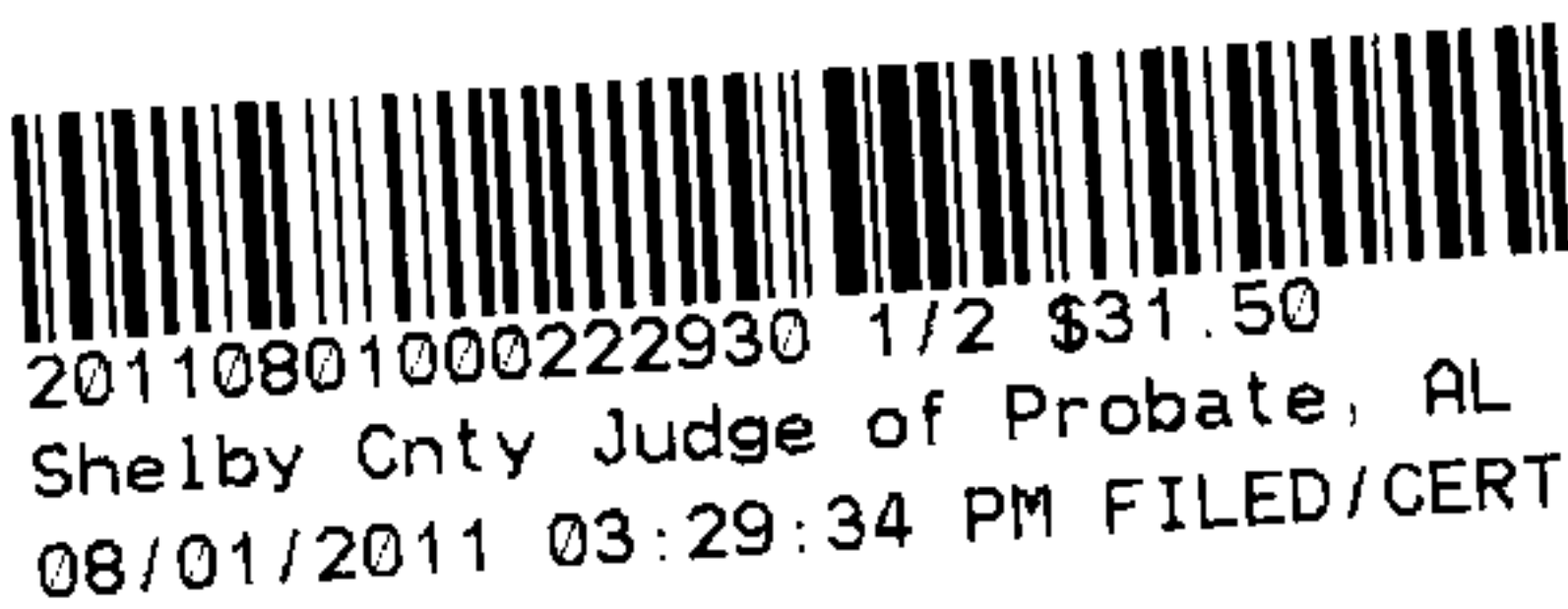
TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Authorized Representative of Ridge Crest Properties, LLC on July 25, 2011.

Ridge Crest Properties, LLC

BY: 

Doug McNally, Authorized Representative



(NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE)

Shelby County, AL 08/01/2011
State of Alabama
Deed Tax:\$16.50

The State of Alabama}

County of Shelby }

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Doug McAnally, whose name as Authorized Representative of Ridge Crest Properties, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26th day of July,
2011.

Notary Public My Commission Expires:

