

\$ 31,000

THIS INSTRUMENT PREPARED BY
Courtney H. Mason, Jr.
PO 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:

Lot 135 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, heriditaments, and appurtenances thereunto belonging or in anywise appertaining and unto Grantee's successors and assigns forever.


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Shelby Cnty Judge of Probate, AL
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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 12 day of August, 2011.

Grantor:

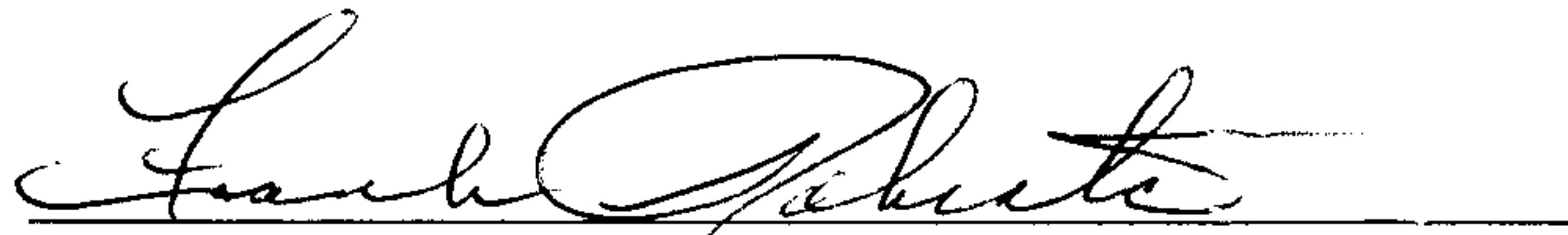
**The Crossings Investment Co, LLC,
an Alabama limited liability company**


By: Steve Issis
Its: 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 17 day of August, 2011.


Notary Public
My Commission Expires: _____

My Commission Expires 8-1-2012




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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. Right-of-way granted to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Inst. No. 2007-18008.
5. Covenants, conditions, release from damages, architectural control committee, liens for assessments and restrictions for Polo Crossings and The Village at Polo Crossings as recorded the Probate Office of Shelby County, Alabama in Inst. No. 20071008000469200, amended by First Amendment as recorded in Inst. No. 20080512000192610, by Second Amendment recorded in Inst. No. 20100325000086330, and by Third Amendment as recorded in Inst. No. 20100618000195550, as affected by Assignment of Developer Rights recorded in Inst. No. 20100325000086360.
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 the Probate Office of Shelby County, Alabama in Inst. No. 20090903000340190.
7. Articles of Organization of Polo Crossings Owners Association, Inc. recorded in the Probate Office of Shelby County, Alabama in Inst. No. 10071008000469190.

Shelby County, AL 08/19/2011
State of Alabama
Deed Tax: \$31.00


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