

State of Alabama)
Jefferson County)

20120103000002130 1/1 \$221.00
Shelby Cnty Judge of Probate, AL
01/03/2012 01:18:38 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Two hundred nine thousand and No/100 Dollars (\$209,000.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **James C. McCroskey and spouse, Virginia P. Richmond (Grantors)** do grant, bargain, sell and convey unto **Yellowhammer Investments, LLC (Grantee)** the following described real estate situated in Jefferson, Alabama to wit:

Lot 1212, according to the Survey of Riverchase Country Club, Nineteenth Addition Residential Subdivision, as recorded in Map Book 9, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad Valorem taxes due October 1, 2012.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) as recorded in Misc. 14, page 536 and Misc. 17, Page 550.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 23, page 717.

Agreement with Alabama Power Comany recorded in Real Volume 24, Page 861.

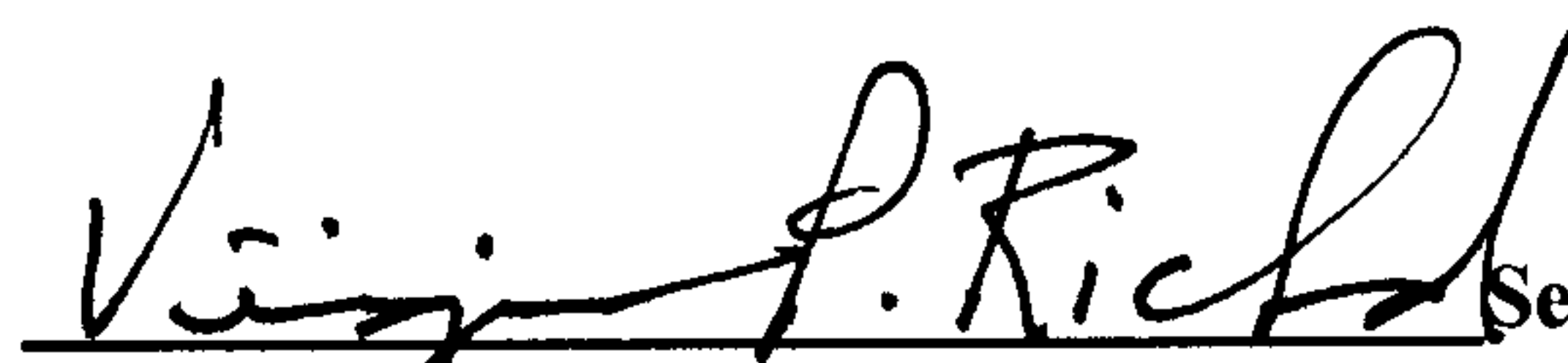
Restrictions appearing of record in Real Volume 24, page 861.

Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 349, page 143, and any damages relating to the exercise of such rights or the extraction of such minerals.

TO HAVE AND TO HOLD unto the said **Grantee** its successors and assigns forever; And said **Grantors** do for themselves, their heirs, successors, and assigns covenant with said **Grantee**, its successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heir, successors and assigns shall, warrant and defend the same to the same **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the day 28th of December, 2011.


James C. McCroskey Seal


Virginia R. Richmond Seal

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that James C. McCroskey and Virginia P. Richmond whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th of December, 2011.


Notary Public
Commission Expires: 11/09/14

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, Al 35209
205 879 3400

Send Tax Notice To:
Yellowhammer Investments, LLC
241 Daly Street
Birmingham, Al 35210
11-7-26-0-001-055.029-RR