

**This instrument prepared by:**

John H. Henson  
1220 Alford Ave  
Birmingham, AL 35226

**SEND TAX NOTICE TO:**

Steven B. Riggins and Lydia Sophia  
Henderson  
140 Weeping Circle  
Wilsonville, AL 35186

**STATUTORY WARRANTY DEED**

20120118000020730 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
01/18/2012 10:20:54 AM FILED/CERT

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars (\$155,000.00) in hand paid by Steven B. Riggins and Lydia Sophia Henderson (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 GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 17, according to the Survey of Willow Oaks, as recorded in Map Book 38, page 137A, 137B & 137C, in the Probate Office of Shelby County, Alabama.

One Hundred Fifty-One Thousand Seventy And No/100 Dollars (\$151,070.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date 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 2012 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** their heirs, personal representatives, transferees and assigns, forever, provided however, that **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 January 13, 2012.

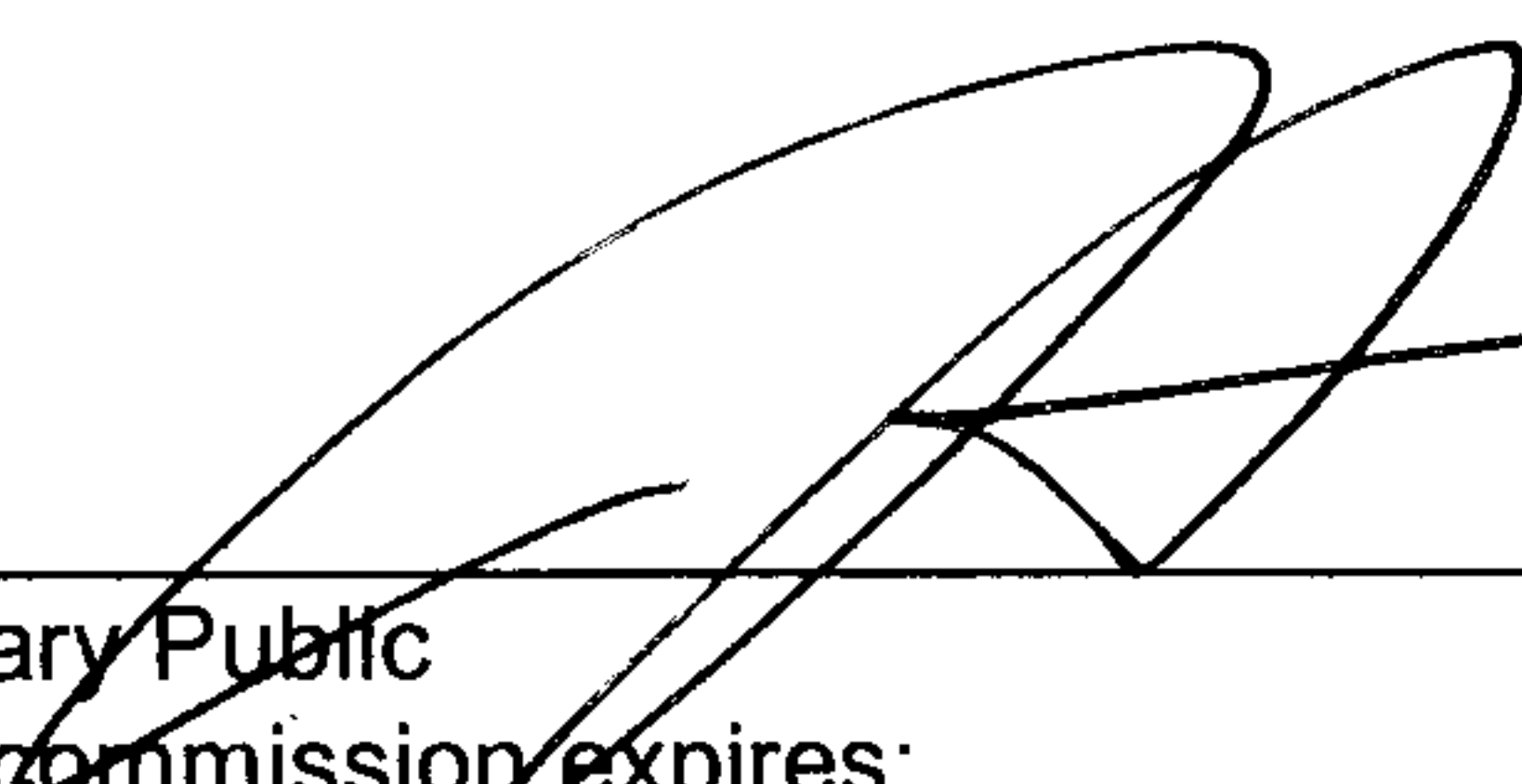
Ridge Crest Properties, LLC

BY:   
Doug McAnally, Authorized Representative

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in said state in said county, hereby certify that Doug McAnally as Authorized Representative of **Ridge Crest Properties, LLC** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such duly authorized officer 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 13th day of January, 2012.

  
Notary Public  
My commission expires: \_\_\_\_\_

**JOHN HARWELL HENSON**  
Notary Public, Alabama State At Large  
My Commission Expires Nov. 21, 2015

Shelby County, AL 01/18/2012  
State of Alabama  
Deed Tax: \$4.00