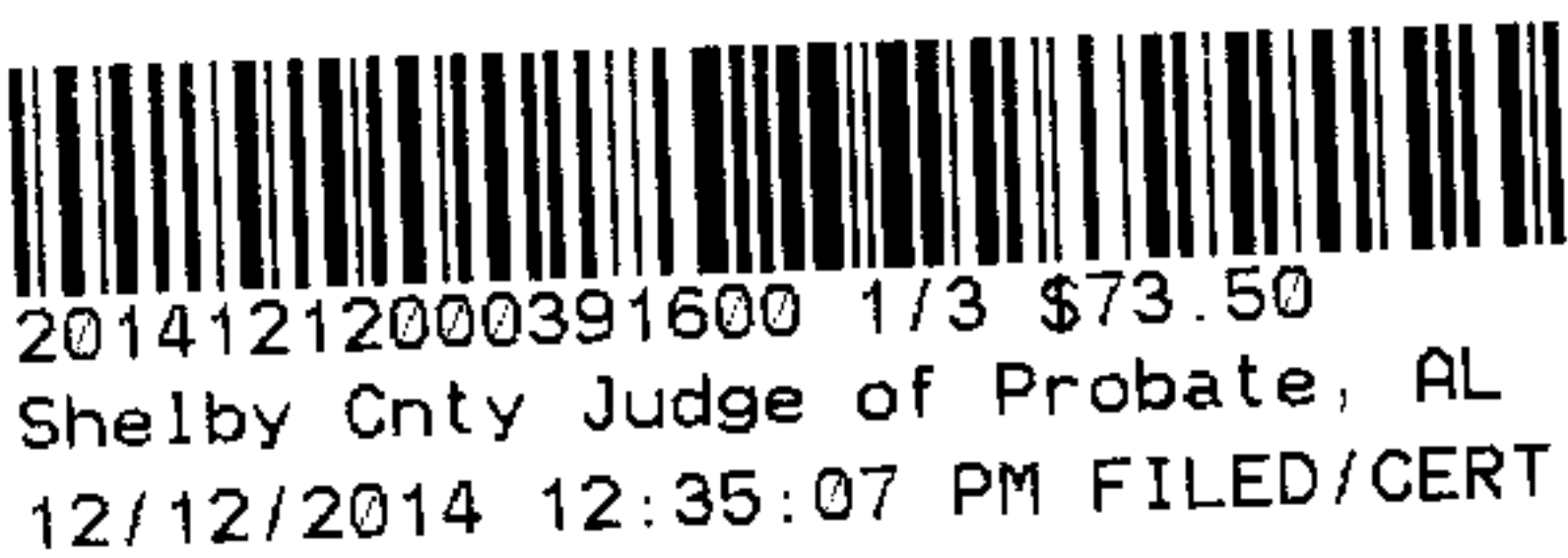


Grantor: Ridge Crest Properties, LLC 13521 Old Hwy 280, Ste 101 Birmingham, AL 35242	Property Address: Lot 1-34 Chelsea Park First Sector Phase III Chelsea, AL 35043
Grantee: Ridge Crest Homes, LLC 13521 Old Hwy 280, Ste 101 Birmingham, AL 35242	Date of Conveyance: November 21, 2014
	Assessor's Market Value: \$53,500.00
	Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203



SEND TAX NOTICE TO:
Ridge Crest Homes, LLC
13521 Old Hwy 280, Ste 101
Birmingham, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS, (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, Ridge Crest Properties, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Ridge Crest Homes, LLC, a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

- SUBJECT TO:
- Shelby County, AL 12/12/2014
State of Alabama
Deed Tax:\$53.50
1. Ad valorem taxes for the year, 2015, not yet due and payable.
 2. No further subdivision of lots as restricted by recorded map.
 3. Restrictions as shown by recorded map.
 4. Easements as shown by recorded map.
 5. Restrictions with easements appearing of record in Instrument 20051031000564080, in the Probate Office of Shelby County, Alabama.
 6. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20051222000659740; Instrument 20041014000566950 and Instrument 20041026000590790, in the Probate Office of Shelby County, Alabama.
 7. Supplement to Protective Covenants as recorded in Instrument 20060605000263850, in the Probate Office of Shelby County, Alabama.
 8. Easement to Alabama Power Company recorded in Instrument 20051031000564090, Instrument 20060828000422650 and Instrument 20051031000564050, in the Probate Office of Shelby County, Alabama.
 9. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Instrument 20060424000189000, in the Probate Office of Shelby County, Alabama.
 10. Colonial Pipeline Easement recorded in Volume 283, Page 716, Volume 223, Page 823, Volume 253, Page 324 and Volume 227, Page 637 in the Probate Office of Shelby County, Alabama.
 11. Conservation Easement and Restrictions recorded in Instrument 20041228000703990 in the Probate Office of



20141212000391600 2/3 \$73.50
Shelby Cnty Judge of Probate, AL
12/12/2014 12:35:07 PM FILED/CERT

- Shelby County, Alabama.
12. Memorandum of Sewer Service Agreements Regarding Chelsea Park with Double Oak Water Reclamation LLC as recorded in Instrument 20121107000427750, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said Ridge Crest Properties, LLC, a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ridge Crest Properties, LLC, by its Sole Member, William David Brady, is authorized to execute this conveyance, have hereto set his signatures and seals, this 21st day of November, 2014.

Ridge Crest Properties, LLC

BY: William David Brady
ITS: Sole Member

(SEAL)

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William David Brady whose names as Sole Member of Ridge Crest Properties, LLC, a 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 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 21st day of November, 2014.

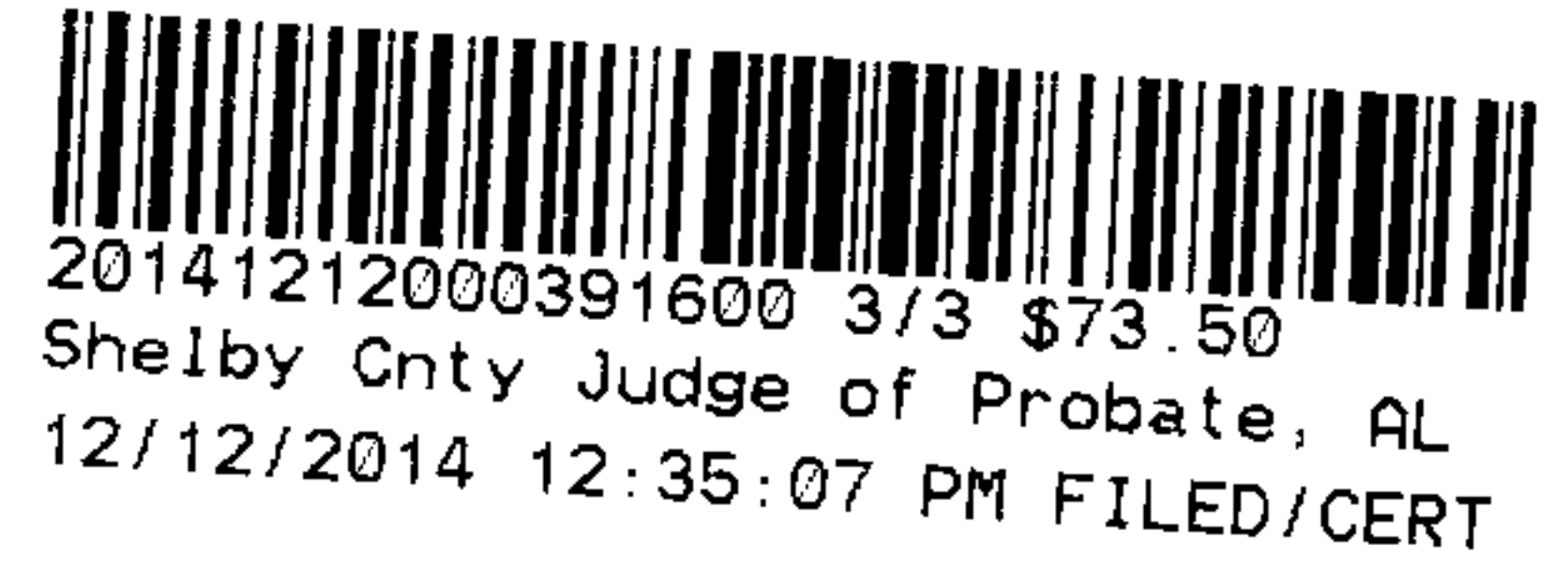
NOTARY PUBLIC

My commission expires:

5-21-16

EXHIBIT "A"

Legal Description



Lot 1-34, according to the Survey of Chelsea Park First Sector Phase III, as recorded in Map Book 36, page 34, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common Area as more particularly described in the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park First Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 2060605000263850 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declarations").