

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Sadaka Hall and Rachelle Hall
1078 Dunsmore Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Thirty Two Thousand Four Hundred and NO/100 Dollars (\$432,400.00)** to the undersigned grantor, **RIDGE CREST PROPERTIES, LLC**, an Alabama Limited Liability Company, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **RIDGE CREST HOMES, LLC**, an Alabama Limited Liability Company, by these presents, grant, bargain, sell and convey unto **SADAKA HALL and RACHELLE HALL** (hereinafter referred to as "Grantee", whether one or more), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 1-140, according to the Survey of Chelsea Park, First Sector, Phase IV, as recorded in Map Book 36, Page 24, in the Probate Office of Shelby County, Alabama.


Together with the nonexclusive easement to the use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park First Sector, executed by Grantor and Chelsea Park Residential Association, Inc. and as recorded as Instrument No. 20041026000590790 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

\$410,780.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2015.
- (2) Building setback lines as shown by recorded plat.
- (3) Public utility easements as shown by recorded plat.
- (4) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument No. 200413 at Page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector, as recorded in Instrument No. 20061108000263850, and Supplementary Declaration and Amendment to Declaration for First Sector, Phase 3 and Phase 4 as recorded in Instrument #20060605000263850, in the Probate Office of Shelby County, Alabama.
- (5) Easement to Alabama Power Company as recorded in Instrument No. 20051031000564090, Instrument No. 20060828000422650 and Instrument No. 20051031000564050, in the Probate Office of Shelby County, Alabama.
- (6) 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.
- (7) Restrictions, limitations, conditions and other provisions as set out in Map Book 36, Page 34, in the Probate Office of Shelby County, Alabama.


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Shelby Cnty Judge of Probate, AL
10/05/2015 09:23:37 AM FILED/CERT

- (9) Conservation Easement and Declaration of Restrictions and Covenants as recorded as Instrument No. 20041228000703990; Instrument No. 20031222000822880; Instrument No. 20041228000703980.
- (10) Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 20041223000699620 and notice of final assessment of District One as recorded in Instrument No. 20050209000065520.
- (11) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property,, as shown by instruments recorded in Instrument No. 20060424000189000 in Probate Office.
- (12) Distribution easement to Alabama Power Company as recorded in Instrument No. 20050203000056210.
- (13) Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670.
- (14) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460, in the Probate Office of Shelby County, Alabama.
- (15) Memorandum of Sewer Service Agreements regarding Chelsea Park with Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750, in the Probate Office of Shelby County, Alabama.

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 the 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. And said Grantor does for itself, its successors and assigns covenant with said Grantees, their heirs 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 good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized member this 25th day of September, 2015.

SELLER:
RIDGE CREST HOMES, LLC,
an Alabama Limited Liability Company

By: _____

Doug McAnally
Doug McAnally
Its Closing Manager


Ridge Crest Homes, LLC
Lot 1-106 – Sadaka Hall and Rachelle Hall

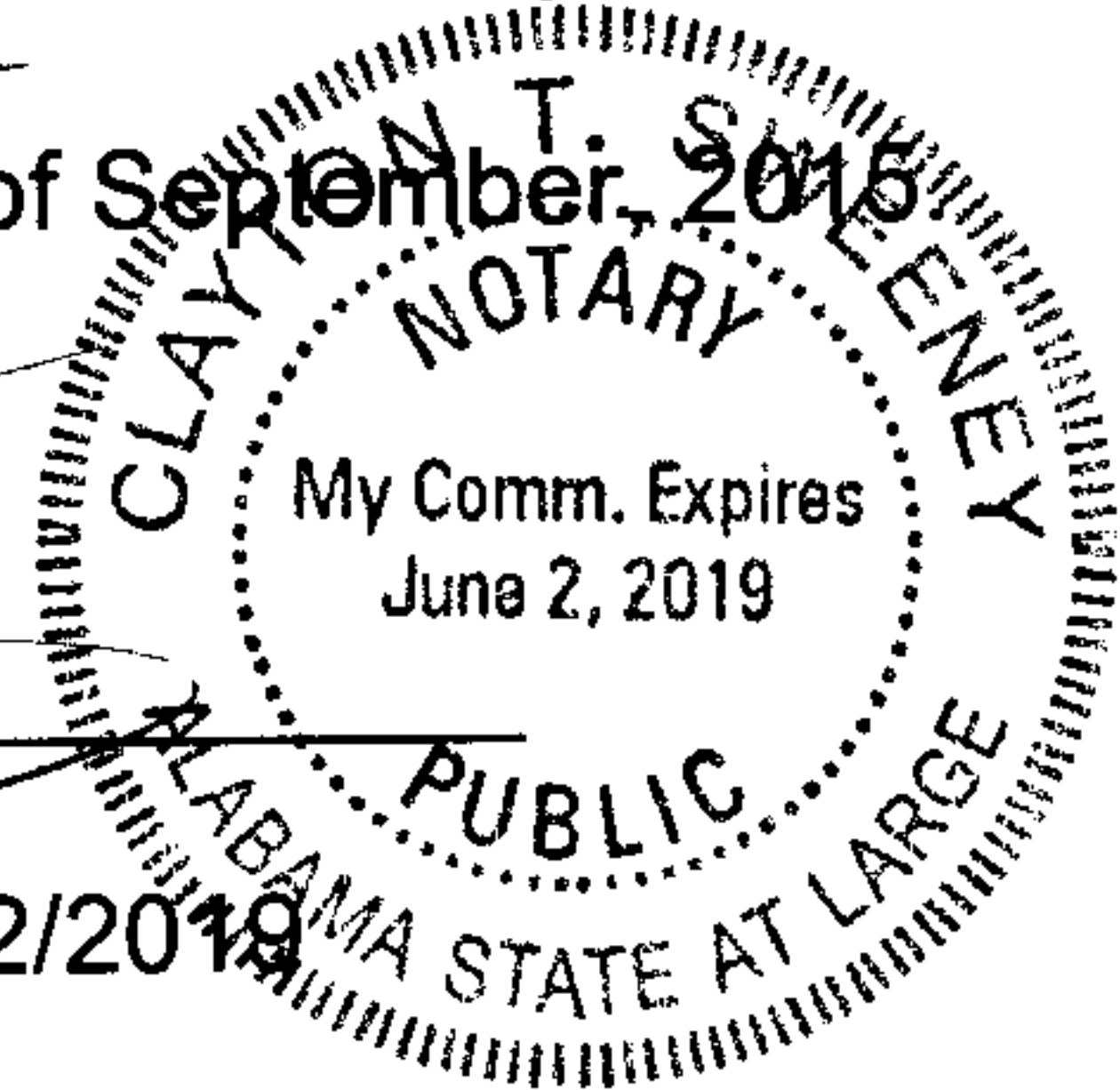

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State hereby certify that Doug McAnally, whose name as Closing Manager of Ridge Crest Homes, LLC, an Alabama Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such Closing Manager, 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 of office this the 25th day of ~~September~~, 2015


NOTARY PUBLIC
My Commission expires: 06/02/2019



The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantees, their successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.



Sadaka Hall

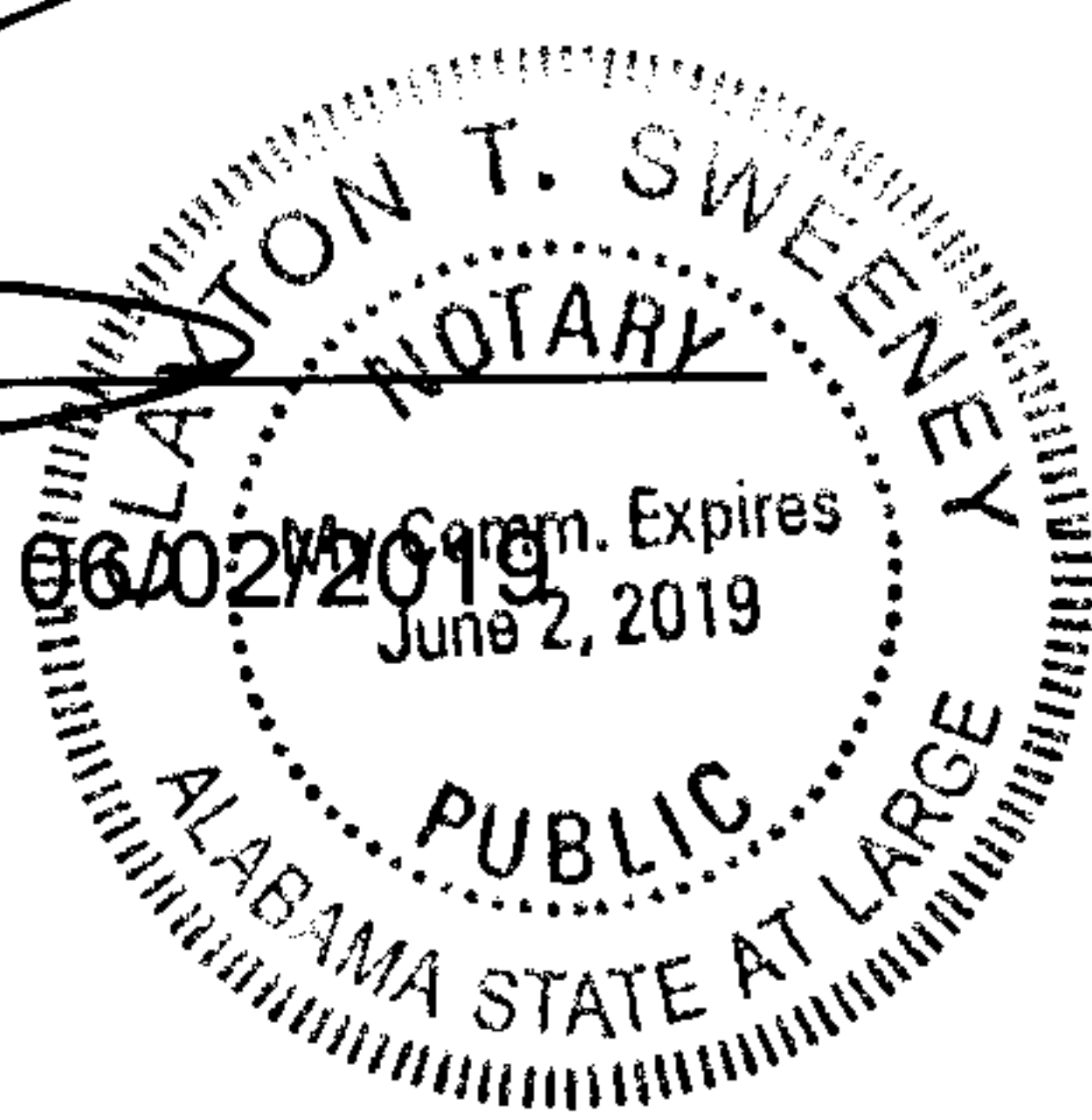

Rachelle Hall


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Sadaka Hall and wife, Rachelle Hall, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears.

Given under my hand and official seal this 25th day of September, 2015.


NOTARY PUBLIC
My Commission expires: 06/02/2019




20151005000347650 3/4 \$45.00
Shelby Cnty Judge of Probate, AL
10/05/2015 09:23:37 AM FILED/CERT

Shelby County, AL 10/05/2015
State of Alabama
Deed Tax:\$22.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ridge Crest Homes, LLC

Grantee's Name

Sadaka Hall and Rachelle Hall

Mailing Address 13521 Hwy. 280, Ste. 101
Birmingham, AL 35242

Mailing Address

1078 Dunsmore Drive
Chelsea, AL 35043

Property Address 1078 Dunsmore Drive
Chelsea, AL 35043

Date of Sale September 25, 2015

Total Purchase Price \$ 432,400.00

or

Actual Value \$

or

Assessor's Market Value \$



20151005000347650 4/4 \$45.00
Shelby Cnty Judge of Probate, AL
10/05/2015 09:23:37 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Ridge Crest Homes LLC
Print by: Doug McNally, Closing Manager

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one