

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of thirty five thousand eight hundred and no/100 dollars (\$35,800.00) being the contract sales price to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, BEAR CREEK RIDGE, L.L.C., an Alabama Limited Liability Company (GRANTOR) whose address is 2820 Columbiana Road, Suite 210, Birmingham, AL 35216 does grant, bargain, sell and convey unto MICHAEL G. RUDD and TAMMY M. RUDD (GRANTEES) whose address is 13201 Retreat Lane, Birmingham, AL 35242, as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 39, ACCORDING TO THE SURVEY OF BEAR CREEK RIDGE SUBDIVISION-SECTOR 3, AS RECORDED IN MAP BOOK 35, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. a vacant Lot

Subject to:

Advalorem taxes due October 1, 2016 and thereafter.

Easements and building line as shown on recorded map.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #1999-22204.

Restrictions and Notes as shown on recorded maps in Map Book 22, Page 44, Map Book 25, Page 75 and Map Book 25, Page 80.

Easements and building line as shown on recorded map.

Restrictions appearing of record in Instrument # 20060210000069460.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1994-33293.

Terms, agreements and right of way to Alabama Power Company as recorded in Instrument # 20040910000505520.


TO HAVE AND TO HOLD unto 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 fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for BEAR CREEK RIDGE, Sector 3.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 23RD day of December, 2015.

BEAR CREEK RIDGE, L.L.C.,
an Alabama Limited Liability Company

By: 
JAMES GARDNER
MANAGING MEMBER


20151228000439670 1/1 \$50.00
Shelby Cnty Judge of Probate, AL
12/28/2015 12:52:44 PM FILED/CERT

Shelby County, AL 12/28/2015
State of Alabama
Deed Tax: \$36.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Gene W. Gray, Jr. a Notary Public, in and for said County in said State, hereby certify that James Gardner, whose name as Managing Member of BEAR CREEK RIDGE, L.L.C., 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 said 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 of office this 23RD day of December, 2015.

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
Birmingham, AL 35209


Notary Public
Commission Expires: 11/09/18

SEND TAX NOTICE TO:
Michael G. & Tammy M. Rudd
13201 Retreat Lane
Birmingham, AL 35242
#09-1-11-0-000-001.031