

** This deed was executed to replace a lost original.*

Document Prepared By:
Shannon R. Crull, P. C. *
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Kevin McLendon
635 N. Lake Cir
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and NO/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned Grantor, **Crest Ridge Associates, LLC**, an Alabama Limited Liability Company, (herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and adequacy whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **The Boys' & Girls' Club of Central Alabama, Inc.** (herein referred to as **Grantee**), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 12, ACCORDING TO THE SURVEY OF THE CREST AT GREYSTONE- SECOND ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due, further described in Exhibit "A".

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

* This deed was prepared without the benefit of a survey or title review.

By the acceptance of this Statutory Warranty Deed, Grantee acknowledges (i) that it has physically and personally inspected the Property prior to closing; (ii) that Grantor has not made any representation or warranties, either express or implied, as to the physical condition of the Property, the suitability of the Property for any intended use and/or whether there exists any toxic or hazardous waste or other substance of any kind on the property; that Grantee has assumed full responsibility for the investigation and determination of the suitability of the surface and

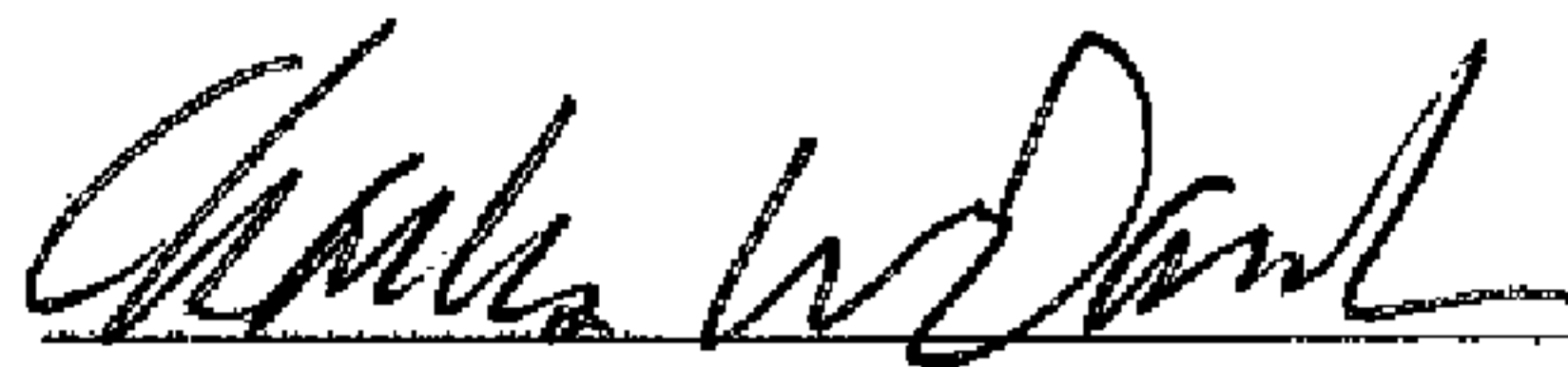
subsurface conditions of the Property; (iii) that Grantee waives and releases Grantor, its agents, employees, officers, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage or injury to buildings, improvements, personal property, or any occupants or other persons who enter upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor; and (iv) that neither the Grantor, nor the agent of the Grantor, has made any representation or warranty of any kind as to the condition of the Property.

And subject to the foregoing, Grantor will warrant and forever defend the right and title to the said bargained premises unto Grantee against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the bargained premises, and prior to the date of delivery of this deed.

In Witness Whereof, the said Grantor, by its Managing Member, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 28th day of January, 2016.

GRANTOR

CREST RIDGE ASSOCIATES, LLC,



(SEAL)

By: Charles W. Daniel

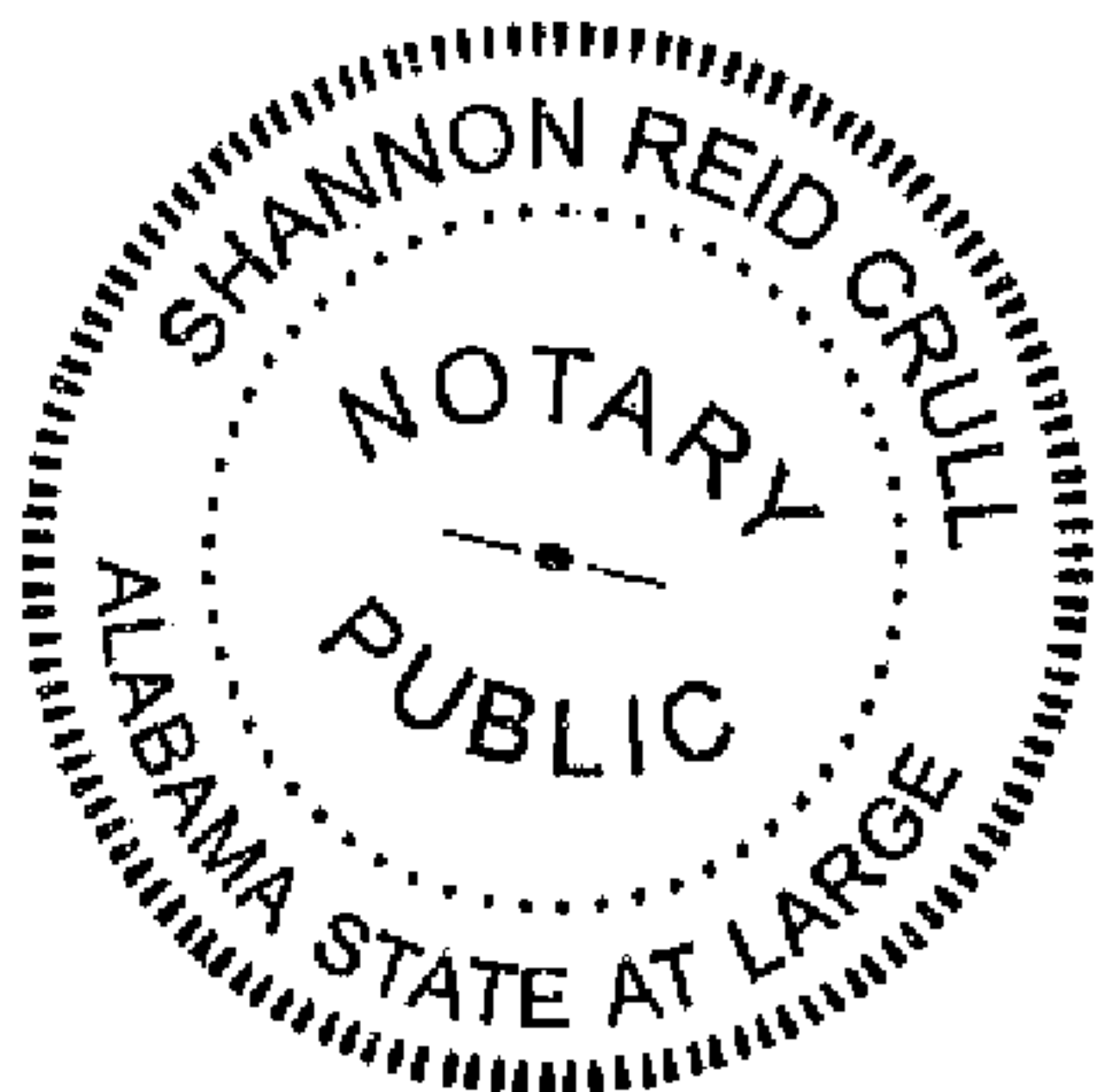
Its: Managing Member

Notary Acknowledgment

STATE OF ALABAMA }
COUNTY OF Jefferson }

I, Shannon Reid Crull, a Notary Public, in and for said County in said State, hereby certify that Charles W. Daniel, whose name as Managing Member of Crest Ridge Associates, LLC, 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 executed the same voluntarily and with full authority in his capacity as Managing Member for and as the act of said company on the day the same bears date.

Given under my hand this the 28th day of January, 2016.



A handwritten signature in black ink, appearing to read "Shannon Reid Crull", written over a horizontal line.

Notary Public: Shannon Reid Crull
My commission expires: 4/2/16

Exhibit "A"

Subject to:

1. Municipal Assessments, if any due Hoover.
2. Unrecorded easements, if any, on above or below the surface, and any discrepancies or conflicts in boundary lines or shortages in area or encroachments, which a correct survey or an inspection of the premises would disclose.
3. Fire dues, if any due, local fire district.
4. Library dues, if any due, North Shelby County Library District.
5. Association Dues, if any, due The Crest at Greystone Homeowners Association.
6. Taxes and assessments for the year 2011 and subsequent years.
7. Easements, as shown by recorded map.
8. Map Book 19, page 53 shows the following reservation:

Sink Hole Prone Areas - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

9. Mineral and mining rights and rights incident thereto recorded in Volume 60, page 260 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.
10. Underground transmission granted to Alabama Power company recorded in Volume 305, page 637, in the Probate Office of Shelby County, Alabama.
11. Restrictions or Covenants recorded in Real 265, page 96, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
12. Restrictions, Covenants and Conditions recorded in Instrument 1992/22103 and amended by Instrument 1994/03752 and amended in Instrument 1995/00941 and amended by Instrument 1995/32703 and amended in Instrument 2003/608050 and amended in Instrument 2004/39500, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
13. Agreement between Daniel Oak Mountain, Ltd. and Shelby Cable, recorded in Real 350, Page 546, in the Probate Office of Shelby County, Alabama.
14. Agreement recorded in Instrument 1994/21556, in the Probate Office of Shelby county, Alabama.
15. Easement for Water Works and Sewer Board recorded in Instrument 1994/26397, in the Probate Office of Shelby County, Alabama.
16. Easement for Alabama Power Company recorded in Instrument 1994/34842, in the Probate Office of Shelby County, Alabama.
17. Any easement, covenant, restriction or right of way affecting the real property, whether recorded or unrecorded.

End of Page

Real Estate Sales Validation Form

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

Grantor's Name Crest Ridge Associates, LLC
 Mailing Address 510 Office Park Dr.
Ste 210
Birmingham, AL 35213

Grantee's Name Boys and Girls Club of
 Mailing Address Central Alabama, Inc
PO Box 10391
Birmingham, AL 35202

Property Address 1322 Greystone Crest
Hoover, AL 35242

Date of Sale Actual 2010, this deed 2016

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 225,000.00

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 _____

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 1/28/16

Unattested



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL

d by) 01/28/2016 01:11:32 PM

\$251.00 JESSICA
 20160128000028830

(Grantor/Grantee/Owner/Agent) circle one

Shannon R. Craft

Form RT-1