

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
Roy A Lashbrook
280 Polo Downs,
Chelsea, AL 35043

Know all men by these presents:

That in consideration of Two Hundred Twenty Nine Thousand and Five Hundred Dollars and no/100 (\$229,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ridge Crest Homes LLC

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

Roy A Lashbrook

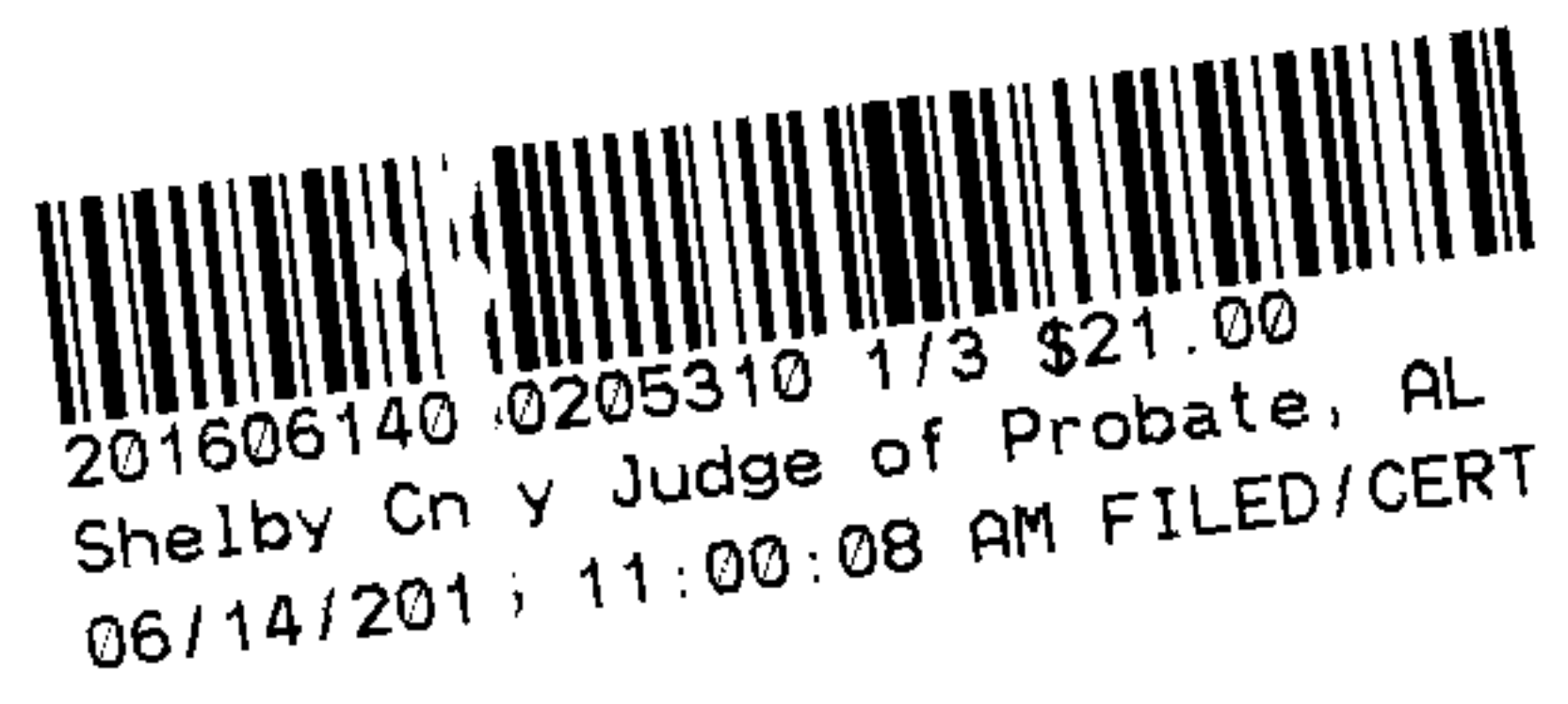
(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

Lot 129, according to the Survey of Polo Crossings, Sector I, as recorded in map Book 39. Page 41, in the Probate Office of Shelby County, Alabama

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

\$229,500.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
3rd day of June, 2016.

Ridge Crest Homes LLC

Doug McAnally

STATE OF Alabama

By: Doug McAnally

COUNTY OF Jefferson

Its: Closing Manager

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, 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

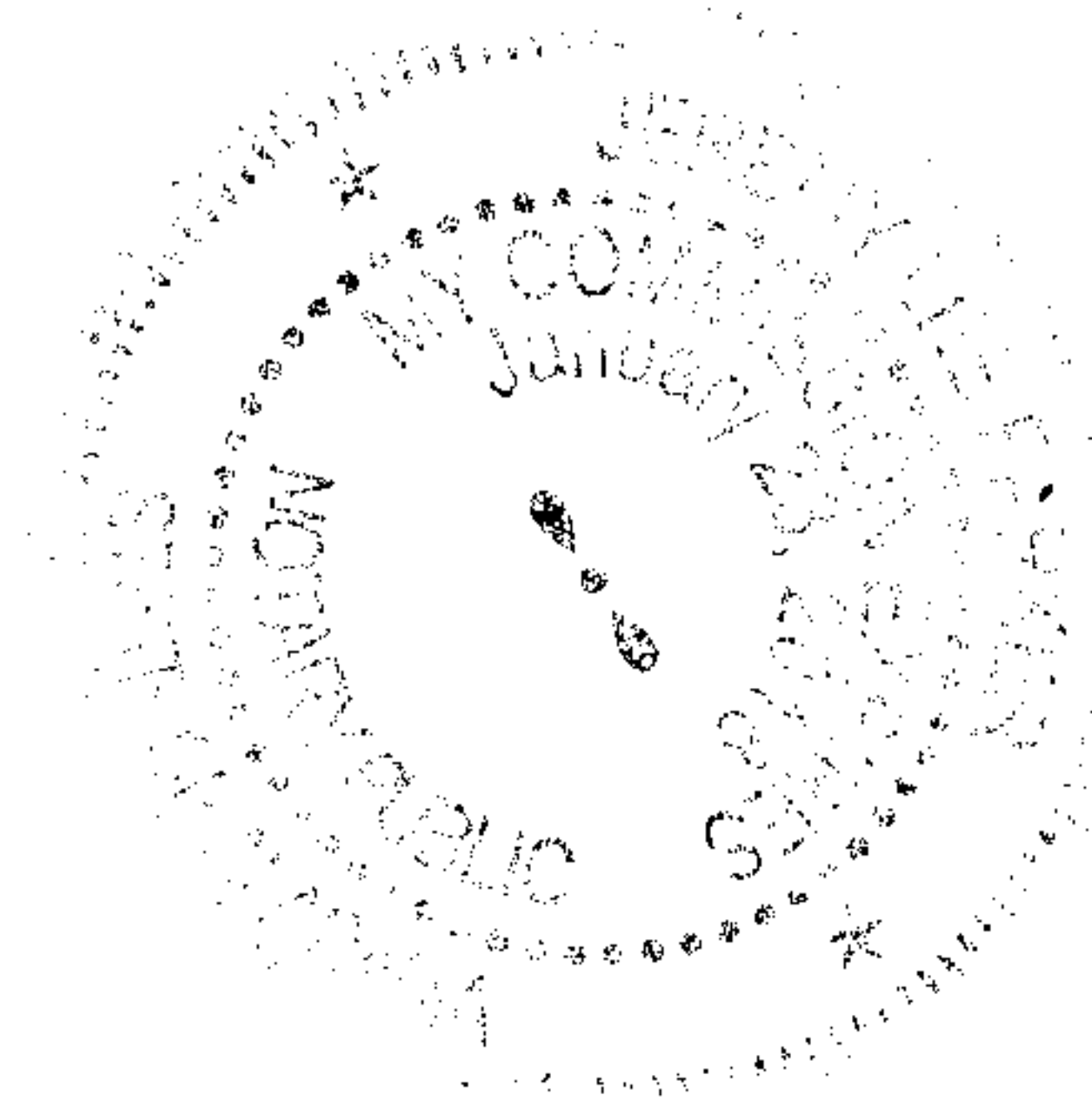
Given under my hand and official seal, this the 3rd day of June, 2016.

[Signature]

Notary Public

My Commission Expires: 12/31/16

Prepared by Jeremy Parker:
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham AL 35216



20160614010205310 2/3 \$21.00
Shelby Only Judge of Probate, AL
06/14/2016 11:00:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Ridge Crest Homes LLC</u>	Grantee's Name	<u>Roy A Lashbrook</u>
Mailing Address	<u>13521 Shelby Co Hwy</u> <u>280 Ste 101</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>280 Polo Downs</u> <u>Chelsea, AL 35043</u>
Property Address	<u>280 Polo Downs</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>June 3, 2016</u>
		Total Purchase Price	<u>\$229,500.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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).

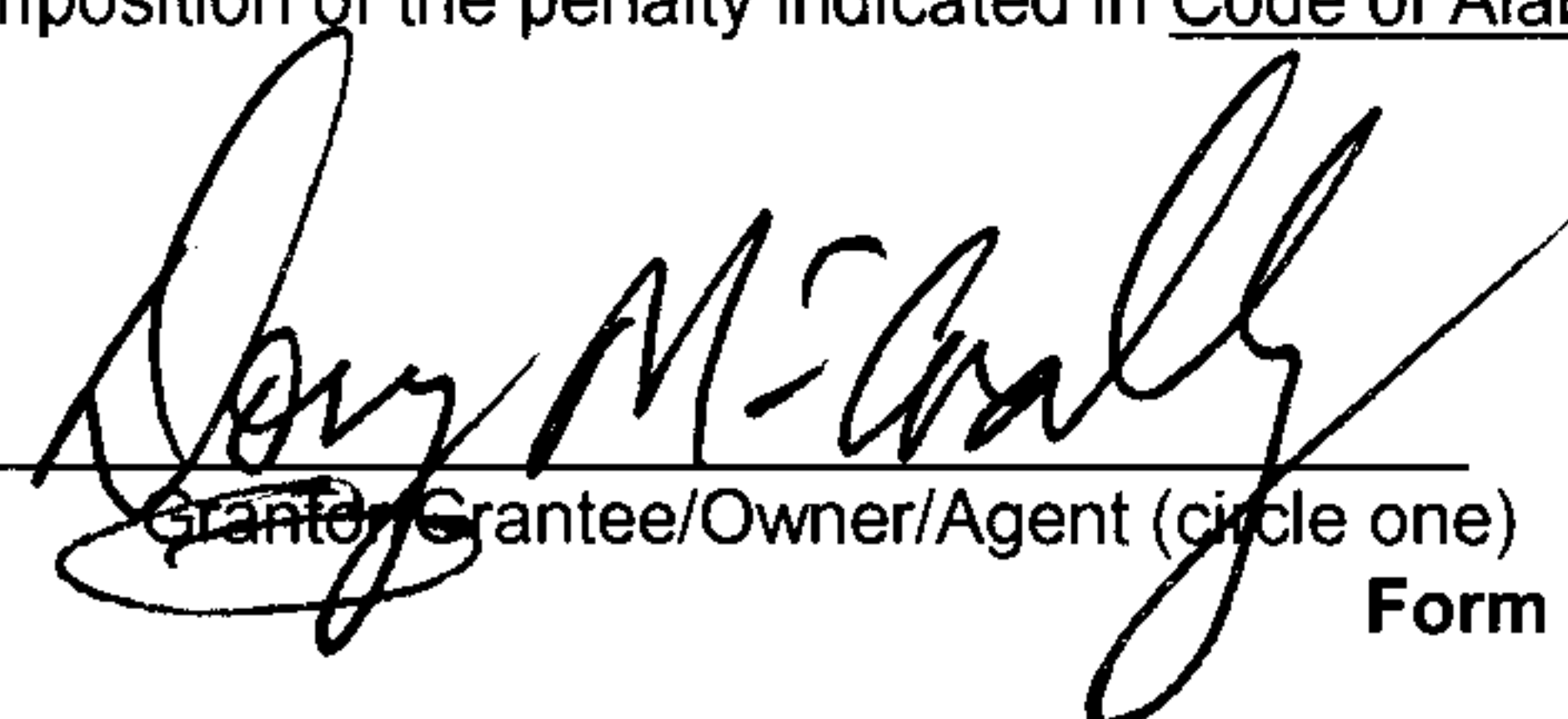
Date June 3, 2016,

☐ Unattested

☐ (verified by)

Print

Sign:



Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

