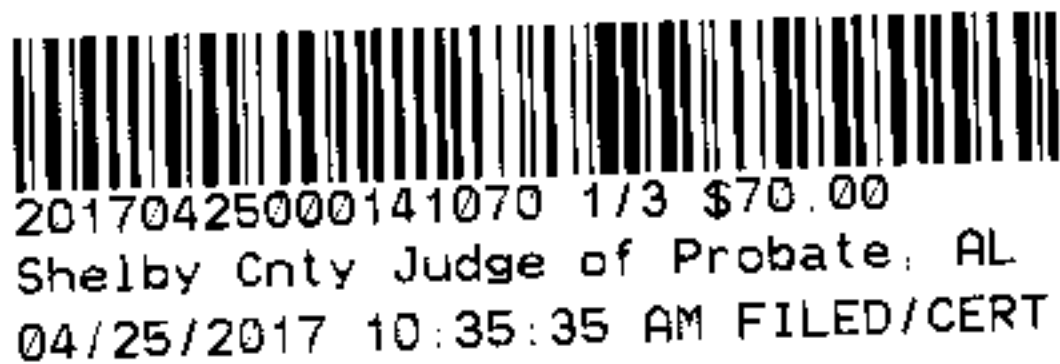


This instrument was prepared by:  
Clayton T. Sweeney, Attorney At Law  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
Kayla Abdou and Issa Deades  
1094 Dunsmore Drive  
Chelsea, Alabama 35043

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )



STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Twenty Five Thousand and No/100 Dollars (\$325,000.00) to the undersigned grantor, **RIDGE CREST HOMES, LLC**, an Alabama limited liability company, (herein referred to as "Grantor"), 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, does by these presents, grant, bargain, sell and convey unto **KAYLA ABDOU** and **ISSA DEADES**, 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 (hereinafter referred to as "Grantees"), the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit::

Lots 1-136, 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 use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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

The above Property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2017 and all subsequent years thereafter.
- (2) Easement(s), building line(s) and restriction(s) as shown on recorded maps.
- (3) Easement to Level 3 Communications, LLC, recorded in Instrument No. 2000-0007 and Instrument No. 2000-0671 in the Probate Office of Shelby County, Alabama (the "said Probate Office").
- (4) Easement to Colonial Pipeline Company as recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324 in said Probate Office.
- (5) Easement to BellSouth Mobility as recorded in Instrument 20060630000315710 and Instrument 20050923000496730, said Probate Office.
- (6) Notice of Final Assessment of Real Property by the Chelsea Park Improvement District One, as recorded in Instrument No. 20050209000065520 in said Probate Office.
- (7) Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvement District One Articles of Incorporation as recorded in Instrument No. 20041223000699620 in said Probate Office.
- (8) 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 First Sector, as recorded in Instrument No. 20041026000590790; Supplement to Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1<sup>st</sup> Sector Phases 3 and 4 as recorded in Instrument 20060605000263850, in the Probate Office of Shelby County, Alabama.

- (9) Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670 and 20051222000659740, in said Probate Office.
- (10) Right of way granted to Alabama Power Company recorded in Instrument No. 20051031000564090; Instrument No. 20050203000056210 and Instrument No. 20060828000422650, Instrument No. 20050802000390130; Instrument No. 20051031000564110; Instrument No. 20050203000056190 and Instrument No. 20051021000564050, in said Probate Office.
- (11) Mineral and mining rights, and rights incident thereto and Release of Damages recorded in Instrument No. 20060424000189000, in said Probate Office.
- (12) Certificate of Incorporation of The Chelsea Park Cooperative District as recorded in Instrument No, 20050714000353260, in said Probate Office
- (13) Conservation Easement and Declaration of Restrictions and Covenants as recorded in Instrument No. 2003122200082280; Instrument No. 20041228000703970; Instrument No. 20041228000703980; and Instrument No. 20041228000703990, in said Probate Office.
- (14) Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, Page 111, 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 20121107000427750, in said Probate Office.

**TO HAVE AND TO HOLD**, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 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.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by its duly authorized officer this 19th day of April, 2017.


GRANTOR:  
RIDGE CREST HOMES, LLC  
an Alabama limited liability company

By:   
Doug McAnally,  
Its: Closing Manager

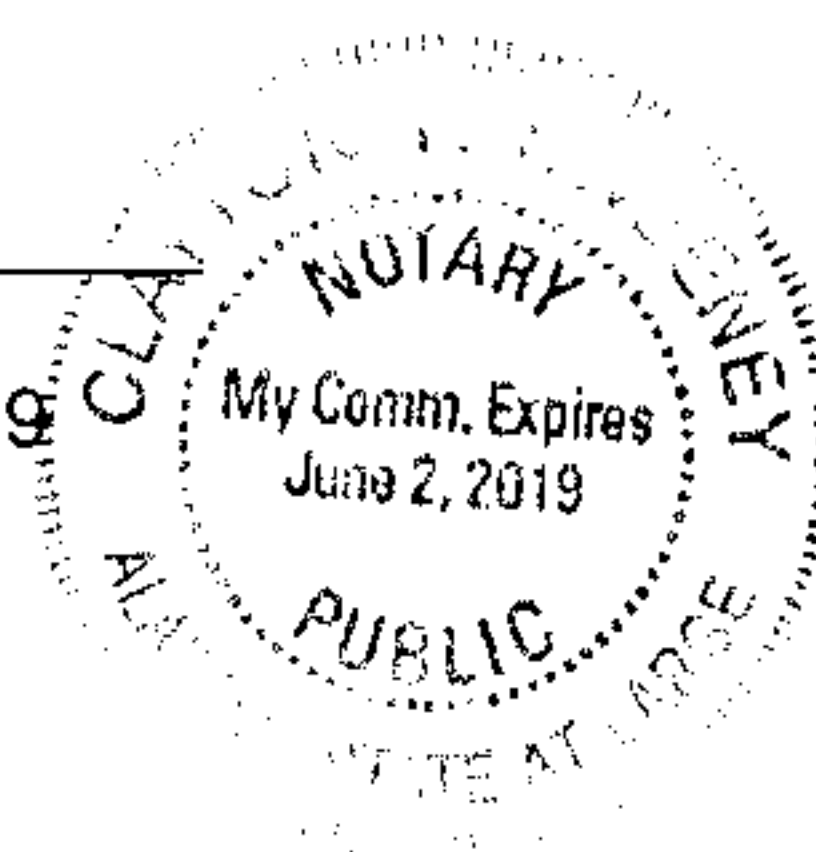
STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

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 19th day of April, 2017.

  
20170425000141070 2/3 \$70.00  
Shelby Cnty Judge of Probate, AL  
04/25/2017 10:35:35 AM FILED/CERT

  
NOTARY PUBLIC  
My Commission expires: 06-02-2019





# 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	Kayla Abdou and Issa Deades
Mailing Address	215 Narrows Parkway, Suite C Birmingham, AL 35242	Mailing Address	1094 Dunsmore Drive Chelsea, AL 35043
Property Address	1094 Dunsmore Drive Chelsea, AL 35043	Date of Sale	April 19, 2017
		Total Purchase Price	\$ 325,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

- |                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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

20170425000141070 3/3 \$70.00  
Shelby Cnty Judge of Probate, AL  
04/25/2017 10:35:35 AM FILED/CERT