20050629000324360 1/1 $12.00
Shelby Cnty Judge of Probate,AL
06/29/2005 02:14:30PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
ASP HOMEBUILDING, INC.

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY SEVEN THOUSAND DOLLARS and 00/100 ($37,000.00) to the undersigned grantor,DESIGNMARK BUILDERS, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto HP HOMEBUILDING, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 218 ACCORDING TO THE FINAL PLAT OF FOREST RIDGE PHASE 2 AS RECORDED IN MAP BOOK 32, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2003-80760 INSTRUMENT 2004-35551 AND INSTRUMENT 2003-64610.

3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 2003-36838.

4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

The above recited consideration was paid by Mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or 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 a 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DESIGNMARK BUILDERS, LLC, by its TREASURER/VP, VASIL C. VALEKIS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of June, 2005.

DESIGNMARK BUILDERS, LLC

By: _____
VASIL C. VALEKIS, TREASURER/VP

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that VASIL C. VALEKIS, whose name as TREASURER/VP of DESIGNMARK BUILDERS, LLC, 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 the conveyance, he or she, 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 this the 24th day of June, 2005.

_____
Notary Public

ALABAMA STATE AT LARGE
ELIZABETH L. HENDERSON
NOTARY

My commission expires: 10-2-05

Regions Bank