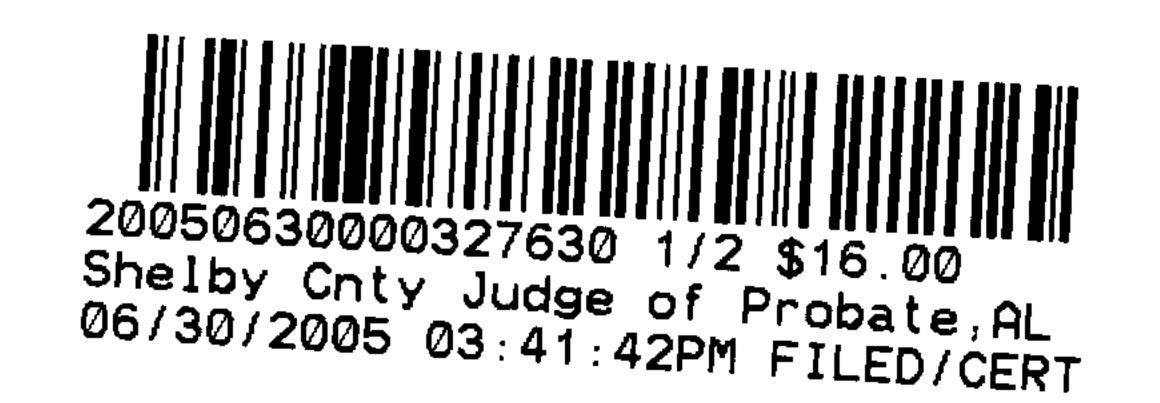
SEND TAX NOTICE TO:

Jason Ritchey and Alayana Ritchey 195 Carrington Lane Calera, Alabama 35040

This instrument was prepared by Gregory W. Lee Attorney at Law 300 Office Park Drive, Suite 230 Birmingham, Alabama 35223



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of One Hundred Twenty One Thousand Three Hundred Fifty dollars & no cents (\$121,350.00)

To the undersigned grantor, Oak Mountain Homebuilders, Inc by Celena Real, its Vice President, A corporation, (herein referred to as GRANTOR), 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 Jason Ritchey and Alayana Ritchey, husband and wife (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, towit:

LOT 47, ACCORDING TO THE RESURVEY OF CARRINGTON SUBDIVISION, SECTOR II, AS RECORDED IN MAP BOOK 26, PAGE 141 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 141. (5) Easement to the City of Calera as shown on recorded map. (6) 15' building setback line along Carrington Lane as shown on recorded map. (7) 25' easement on the rear of lot as shown on recorded map. (8) Easement to Alabama Power Company recorded in Instrument 1999-29693. (9) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Map Book 25, Page 17 in the official records of Shelby County, Alabama. (10) Restrictive covenants and grant of land easement to Alabama Power Company recorded in Instrument 1999-29699. (11) Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 Book 352, Pages 805 and 818 and Instrument 1995-28050.

\$42年,3380.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this March 8, 2005.

ATTEST:

Oak Mountain Homebuilders, Inc.

Celena Real

STATE OF ALABAMA **COUNTY OF JEFFERSON**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Celena Real whose name as Vice President, of Oak Mountain Homebuilders, Inc., a corporation, 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 corporation.

Given under my hand and official seal this 8th day of March, 2005.

Notary Public.

(Seal)

My Commission Expires:

20050630000327630 2/2 \$16.00 Shelby Cnty Judge of Probate, AL 06/30/2005 03:41:42PM FILED/CERT

Shelby County, AL 06/30/2005 State of Alabama

Deed Tax: \$2.00