This instrument prepared by:
R. Timothy Estes
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Lisa Anne Pender
Timber Ridge Circle
Alabaster, Alabama 35007

WARRANTY DEED

Joint Tenants With Right of Survivorship

20051227000662390 1/1 $12.00
Shelby Cnty Judge of Probate,AL
12/27/2005 10:27:55AM FILED/CERT

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of **Three Hundred Two Thousand Five Hundred and 00/100 Dollars ($302,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

HP BUILDERS, LLC.

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

LISA ANNE PENDER and HEATH PENDER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 231, 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) 2005 ad valorem taxes not yet due and payable;
(2) all mineral mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

$ 302,500.00 of the consideration was paid from a mortgage loan closed 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 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 have set my hand and seal, this 16th day of December, 2005.

HP BUILDERS, LLC.

By: Heath Pender
Its: Member

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heath Pender whose name as Member of HP Builders, LLC., an Alabama Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 16th day of December, 2005.

RAYMOND STATE OF ALABAMA NOTARY PUBLIC AT LARGE

Notary Public – R. Timothy Estes
My Commission Expires: 07/11/07