THIS INSTRUMENT PREPARED BY: Estes, Sanders & Williams, LLC 3800 Colonnade Parkway, Suite 330 Birmingham, Alabama 35243

SEND TAX NOTICE TO: HP Builders, LLC. 247 Timber Ridge Circle Alabaster, Alabama 35007

## STATUTORY WARRANTY DEED

20060822000409340 1/2 \$15.00 Shelby Cnty Judge of Probate, AL

08/22/2006 10:25:46AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and 00/100 Dollars (\$40,000.00) and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Mayhall Builders, Inc.

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

H.P. Builders, LLC.

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

See Legal Description attached hereto as "Exhibit A."

Mineral and mining rights excepted.
Subject to current taxes, easements and restrictions of record.

\$40,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

MAYHALL BUILDBRS, INC

BY: John Maykall

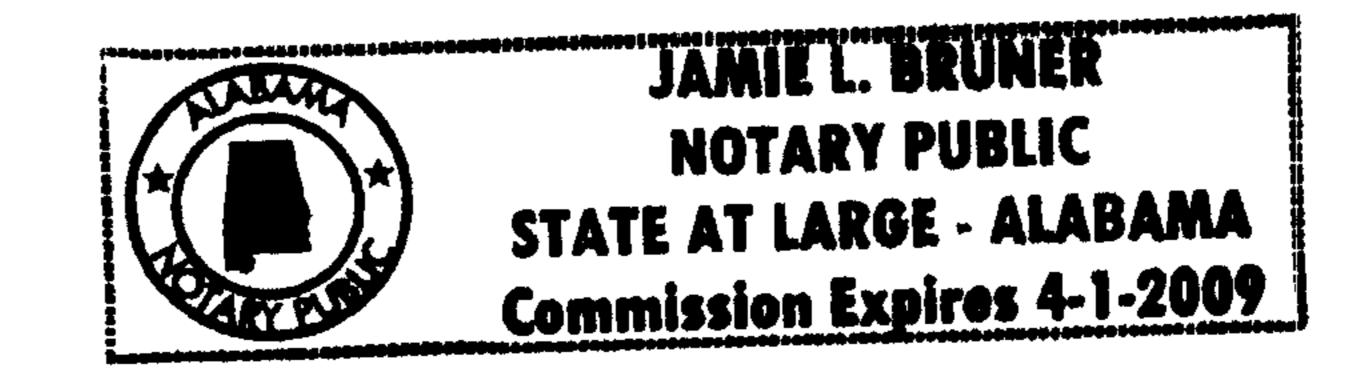
ITS: President

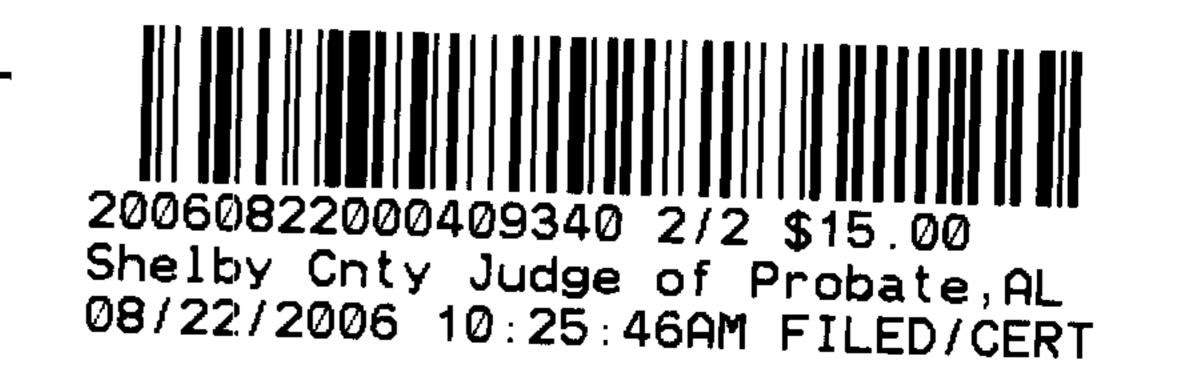
STATE OF ALABAMA )
COUNTY OF JEFFERSON )
Shelby

I, <u>Jamie L. Bruner</u>, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Mayhall whose name as President of Mayhall Builders, Inc., an Alabama 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, the <u>287</u> day of June, 2006.

SEAL

Notary Public -My Commission Expires:





## EXHIBIT "A" - Legal Description

Lot 1538A, according to a Resurvey of Lot 1538, Grand View Estates, Givianpour Addition to Alabaster, 15<sup>th</sup> Addition, as recorded in Map Book 34, Page 64, in the Probate Office of Shelby County, Alabama.