This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Stephen A. Pridmore
3080 Hidden Forest Cove
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

20060830000427610 1/1 $12.00
Shelby Cnty Judge of Probate,AL
08/30/2006 10:06:28AM FILED/CERT

That in consideration of One Hundred Fifty Four Thousand Eight Hundred Fifty dollars and Zero cents ($154,850.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HARTWOOD HOMES, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Stephen A. Pridmore and Melissa K. Pridmore (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 49, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

$154,850.00 of the above recited amount has been recorded simultaneously in a first mortgage in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2006.

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 hereunto set my hand and seal, this 18th day of August, 2006.

_____ (Seal) By Michael Shane Miskelly Managing Member Hartwood Homes LLC (Seal)
HARTWOOD HOMES, LLC

_____ (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

_____ (Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Shane Miskelly as Managing Member of HARTWOOD HOMES, LLC whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August 2006.

Notary Public
My Commission Expires: 10/16/08

NOTARY PUBLIC
MIKE T. ATCHISON
ALABAMA STATE AT LARGE

Atchison