20070104000002710 1/1 $321.00
Shelby Cnty Judge of Probate,AL
01/04/2007 09:32:41AM FILED/CERT

Document Prepared By:
Dennis I Hays, Attorney at Law
Two Riverchase Office Plaza, Ste 105
Birmingham, Alabama 35244

Send Tax Notice To:
DAVID PRITCHETT
303 Timber Ridge Trail
Alabaster, Alabama, 35007

GENERAL WARRANTY DEED (joint tenants with right of survivorship)

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **Three Hundred Nine Thousand Nine Hundred and 00/100 ($ 309,900.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of which is acknowledged, I or we,

HP BUILDERS, LLC

(herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto

DAVID PRITCHETT and CHRSTINE PRITCHETT, husband and wife

(herein referred to as **GRANTEE(S)**) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 219 according to the Final Plat of Forest Ridge Phase 2, as recorded in Map Book 32, Page 62 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

$ 250,000.00 of the above consideration paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said **GRANTEE(S)**, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 28th day of December, 2006.

GRANTOR(S)

(SEAL)
HEATH PENDER, acting in his capacity as a managing member of HP BUILDERS, LLC

Shelby County, AL 01/04/2007
State of Alabama

Deed Tax:$310.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, Dennis I Hays, a Notary Public in and for and said County in said State, hereby certify that **HEATH PENDER** whose name as a managing member of **HP BUILDERS, LLC** 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 28th day of December, 2006.

DENNIS I HAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Notary Public
My commission expires: March 16, 2009