

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

Send Tax Notice To:
DAVID M. SKILES
262 Timber Ridge Circle
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 Eighty Thousand and 00/100 (\$ 380,000.00)** 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 M. SKILES and TARA J. SKILES, 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 227, according to the map or survey of Forest Ridge, Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama

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

\$ 304,000.00 of the above consideration paid from the proceeds of a first purchase money mortgage closed herewith. **\$ 57,000.00** of the above consideration paid from the proceeds of a second purchase money mortgage 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.

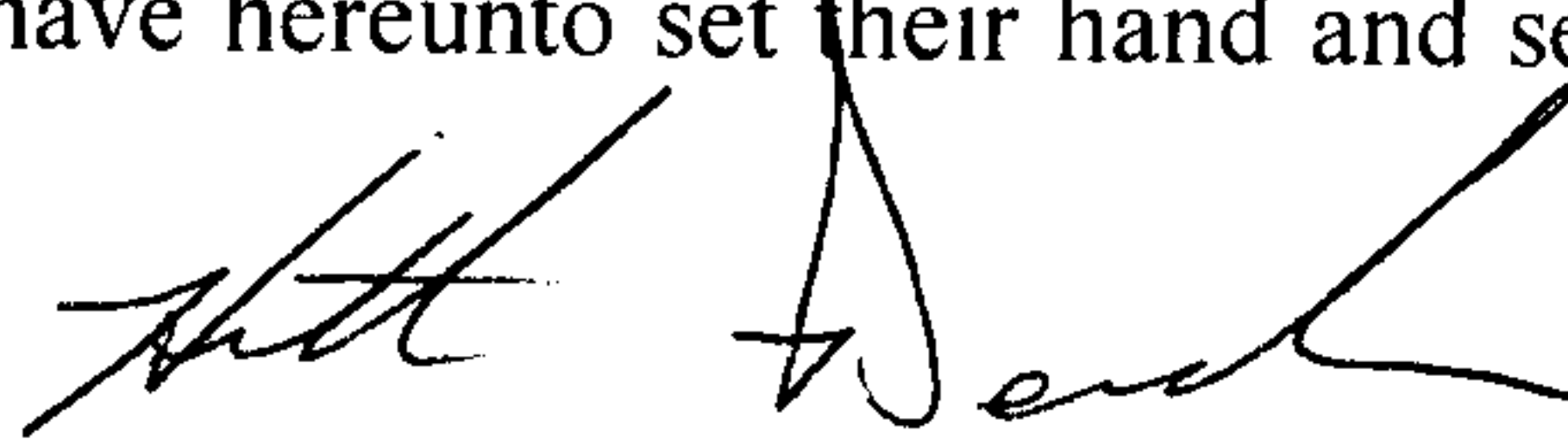
And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said **GRANTEE(S)**, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, 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 3rd day of August, 2007.

GRANTOR(S)

Shelby County, AL 08/08/2007
State of Alabama

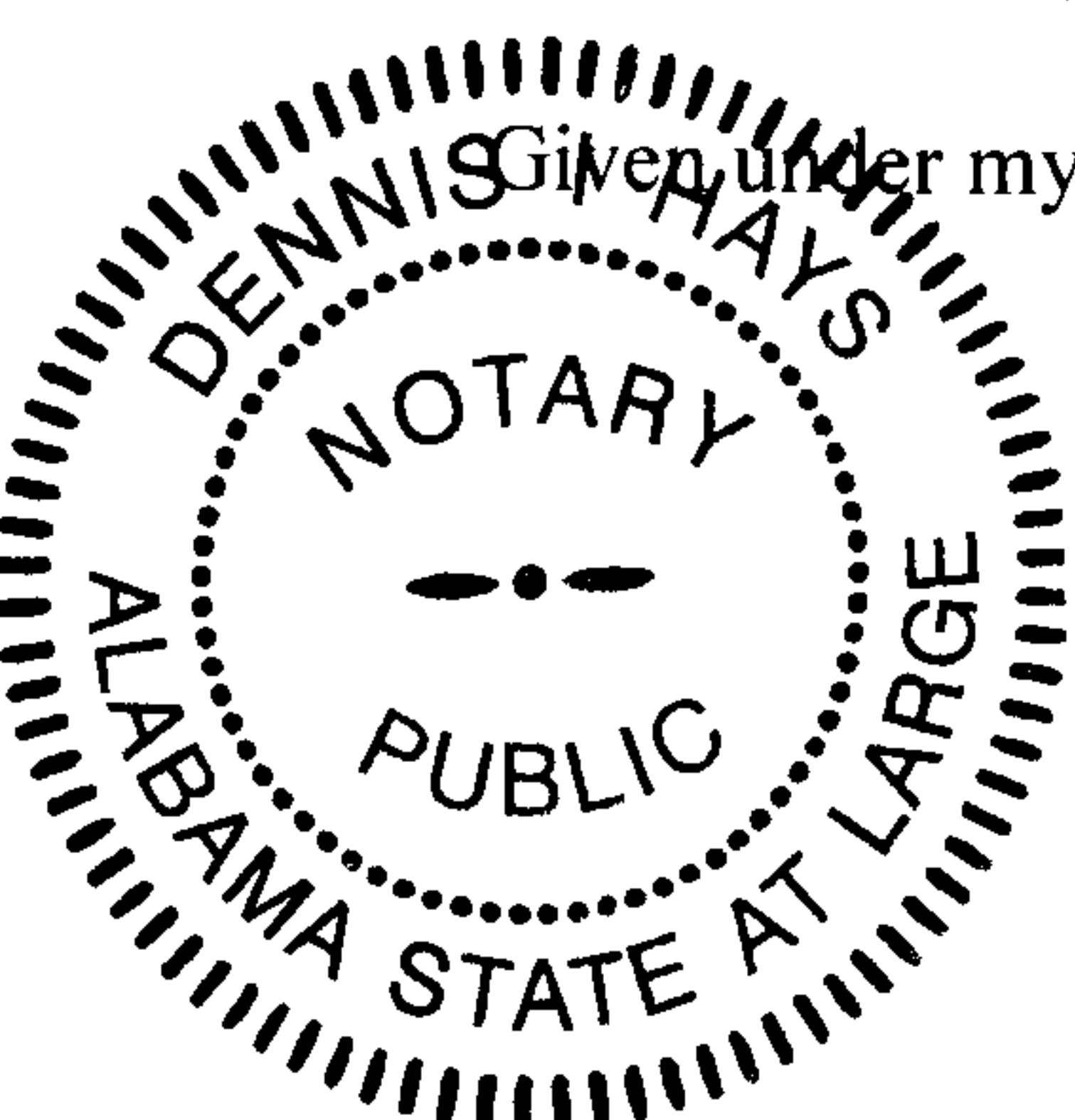
Deed Tax: \$19.00

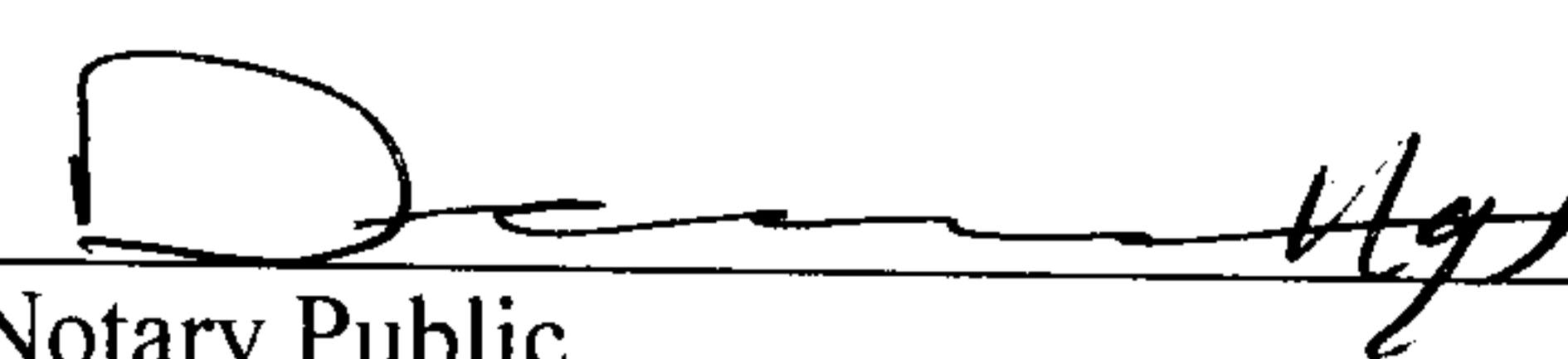
 (SEAL)
**HEATH PENDER, acting in his capacity as
a managing member of HP BUILDERS,
LLC**

STATE OF ALABAMA
COUNTY OF SHELBY

I, Dennis I Hays, a Notary Public in and for 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 3rd day of August, 2007.




Notary Public
My commission expires: March 16, 2009