

20080814000327220 1/2 \$167.00
Shelby Cnty Judge of Probate, AL
08/14/2008 11:44:54AM FILED/CERT

WARRANTY DEED
Joint Tenants with Right of Survivorship

\$417,000.00 of the consideration
is paid by a Purchase Money
Mortgage filed simultaneously.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred, Seventy Thousand and no/100's Dollars (\$570,000.00) and other good and valuable consideration to the undersigned grantor,

H P BUILDERS, LLC, an Alabama limited liability company

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOSEPH A. WOODRUFF, Jr. and KAREN J. WOODRUFF

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

Lot 75A according to the Survey of a Resurvey of Lots 74, 75, 76 & 77 of Sterling Gate, Sector 5 as recorded in Map Book 39, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to 2008 and subsequent years ad valorem taxes.

Subject to The Declaration and Protective Covenants for Sterling Gate and Cedar grove at Sterling Gate.

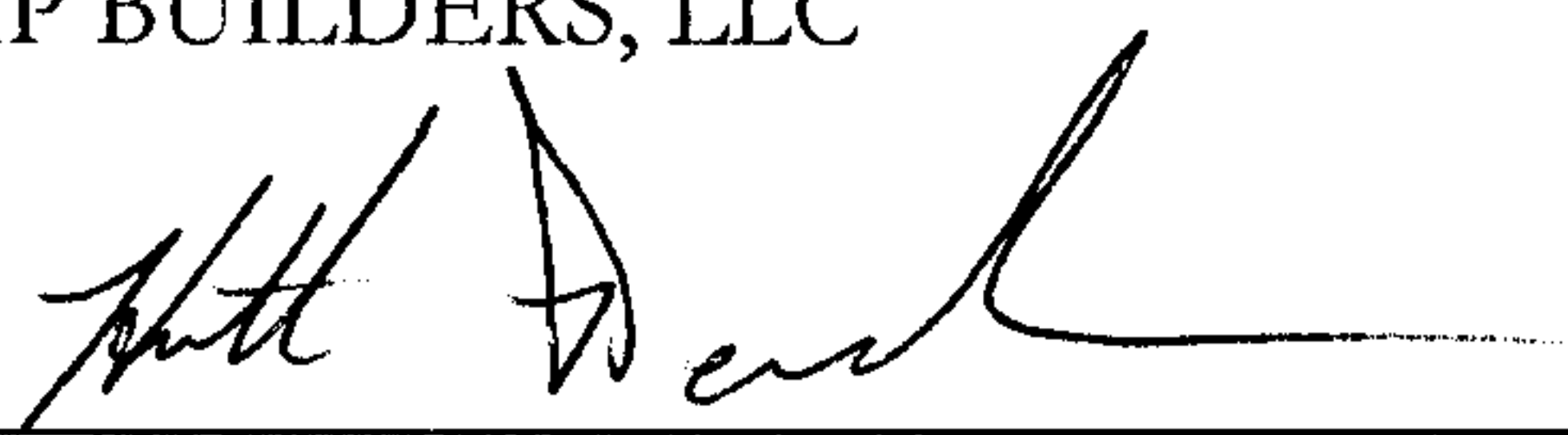
Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 11th day of August, 2008.

ATTEST:

HP BUILDERS, LLC




It's Managing Member

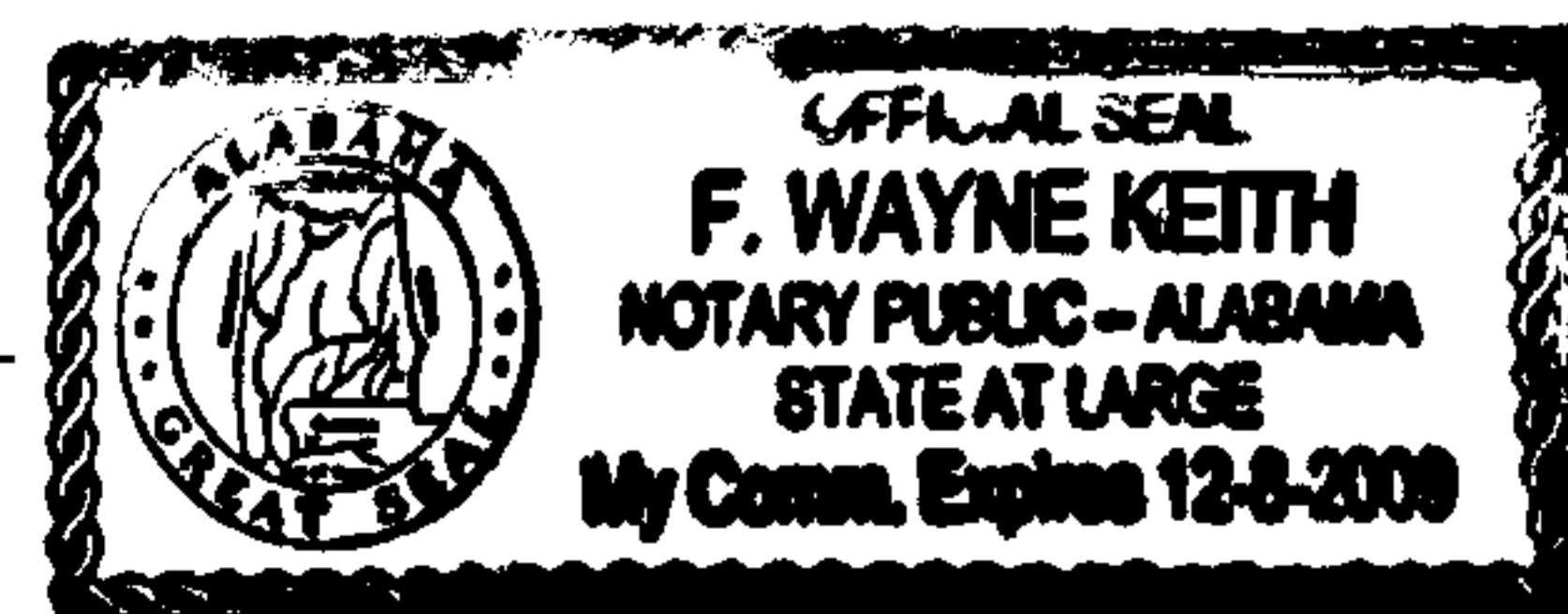
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Heath Pender, as Managing Member of HP Builders, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing 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 the 11th day of August, 2008.



Notary Public




This instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane Suite 230
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

Joseph A Woodruff Jr
412 Sterling Park Circle
Alabaster, AL 35007

Shelby County, AL 08/14/2008
State of Alabama

Deed Tax: \$153.00


20080814000327220 2/2 \$167.00
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