

WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred, Fifty Thousand and no/100's Dollars (\$550,000.00)** 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

THI HUU NGUYEN and XUAN THI TRUONG

(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 78, according to the Survey of Sterling Gate, Sector 5, as recorded in Map Book 37, page 114 in the Probate Office of Shelby County, Alabama.

Subject to 2009 and subsequent years ad valorem taxes.

Subject to Amended and Restated Declaration of Protective Covenants filed in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Right of Way granted to Alabama Power Company in Instrument 20071109000517740.

Subject to Right of Way to Shelby County, Alabama recorded in Book 280, pages 336 and 340.

Subject to Easement to Southern Natural Gas Corporation recorded in Book 90, pages 333 and 445.

Subject to Reservation in Map Book 37, page 114 regarding Sink Hole Prone Areas.

Subject to building line(s), easements and restrictions as shown by recorded map.

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

\$350,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

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 19th day of February, 2009.

ATTEST:

HP BUILDERS, LLC

It's Managing Member

STATE OF ALABAMA
SHELBY COUNTY

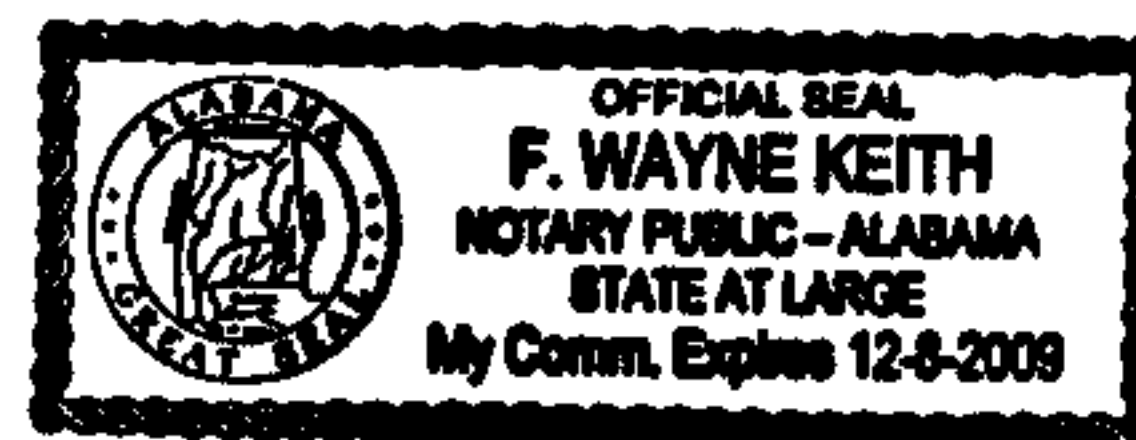
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Heath Pender, as Managing Member of HP Builders, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of 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 19th day of February, 2009.

Notary Public

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney
15 Southlake Lane Suite 230
Birmingham, Alabama 35244



SEND TAX NOTICE TO:

Thi Huu Nguyen
422 Sterling Park Circle
Alabaster, Alabama 35007

Shelby County, AL 02/23/2009
State of Alabama

Deed Tax: \$200.00