

This instrument was prepared by

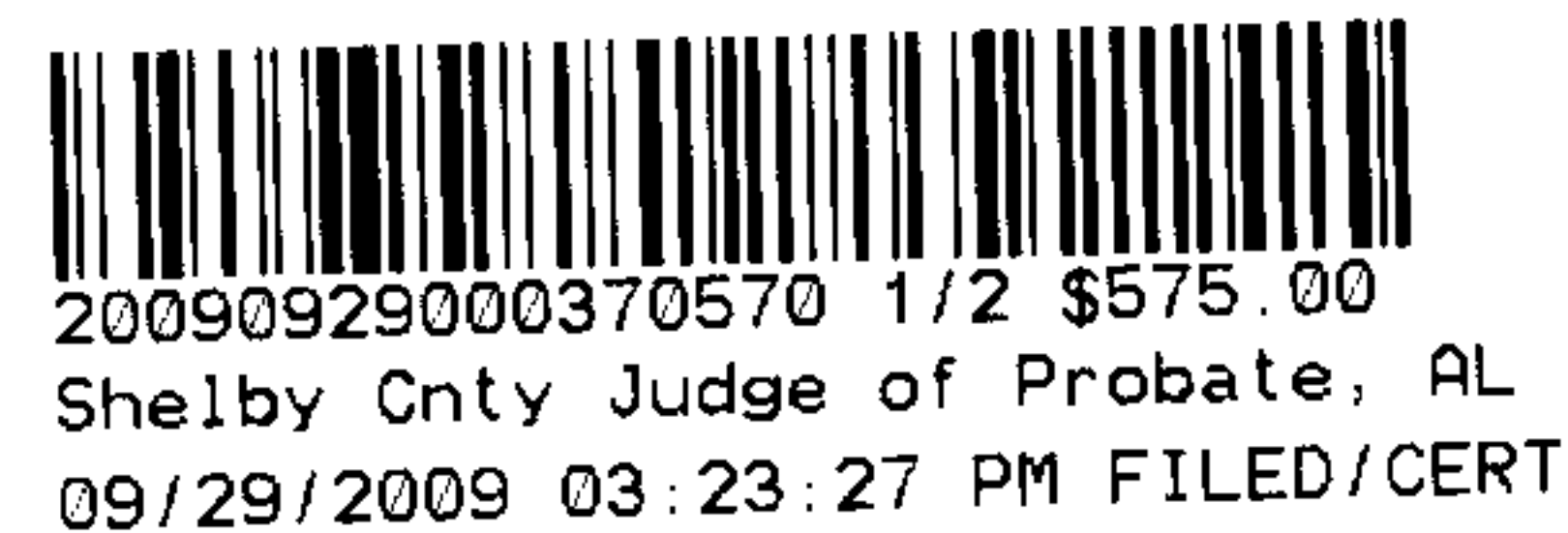
SEND TAX NOTICE TO:

DAVID A. BEDGOOD
160 YEAGER PKWY, SUITE 200B
PELHAM, ALABAMA 35124
205-663-9777

Carli D. Linton
420 Sterling Park Circle
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIVE HUNDRED SIXTY THOUSAND AND NO/100 (\$560,000.00)** DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **HP BUILDERS, LLC, an Alabama Limited Liability Company, AND HEATH A. PENDER AND LISA A. PENDER, husband and wife.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **CARLI D. LINTON** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

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

Heath A. Pender and Lisa A. Pender certify by signature hereto that they are all of the members of HP Builders, LLC, and that there are no other members.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **420 Sterling Park Circle, Alabaster, AL 35007** Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors' representations made herein or rendered any opinion with respect thereto.

And **HP BUILDERS, LLC, AND HEATH A. PENDER AND LISA A. PENDER** do, for itself and themselves and for their successors and assigns and heirs, executors and administrators, covenant with said GRANTEE, her heirs and assigns, that **HP BUILDERS, LLC. AND HEATH A. PENDER AND LISA A. PENDER** are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that **HP BUILDERS, LLC, AND HEATH A. PENDER AND LISA A. PENDER** have a good right to sell and convey the same as aforesaid; that **HP BUILDERS, LLC, AND HEATH A. PENDER AND LISA A. PENDER** will, and their successors and assigns and their heirs, executors and administrators shall warrant and defend the same to the said grantee, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **HP BUILDERS, LLC, AND HEATH A. PENDER AND LISA A. PENDER,** have hereunto set my (our) hand(s) and seal(s) this 28th day of SEPTEMBER, 2009.

Shelby County, AL 09/29/2009
State of Alabama
Deed Tax : \$560.00

HP BUILDERS, LLC

BY: [Signature]
ITS: Member

BY: [Signature]
ITS: Member

[Signature]
HEATH A. PENDER, Individually

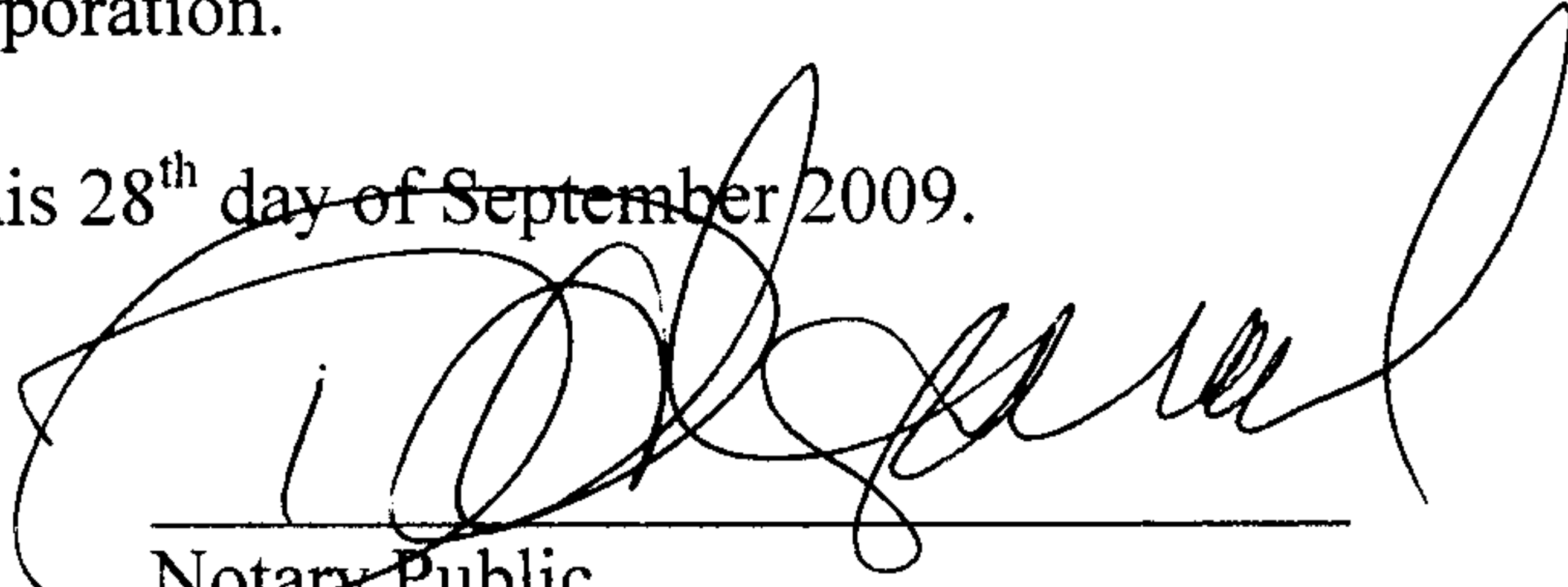
[Signature]
LISA A. PENDER, Individually

STATE OF ALABAMA
COUNTY OF SHELBY

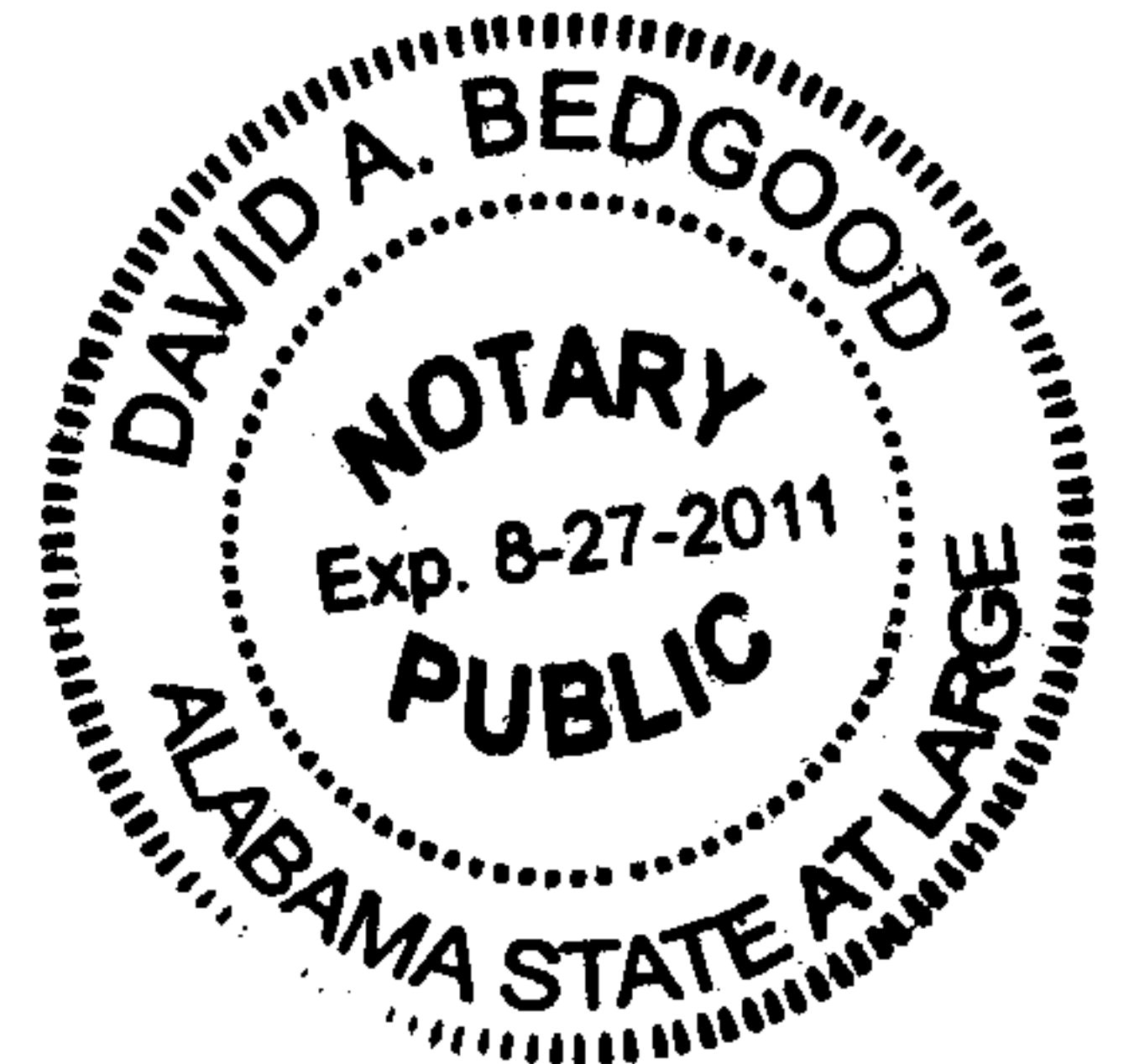
I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Heath A. Pender and Lisa A. Pender whose names as Members of HP Builders, LLC, an Alabama Limited Liability Company, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as said Members executed the same voluntarily for and as the act of said Corporation.

Given under my hand and seal this 28th day of September 2009.

SEAL



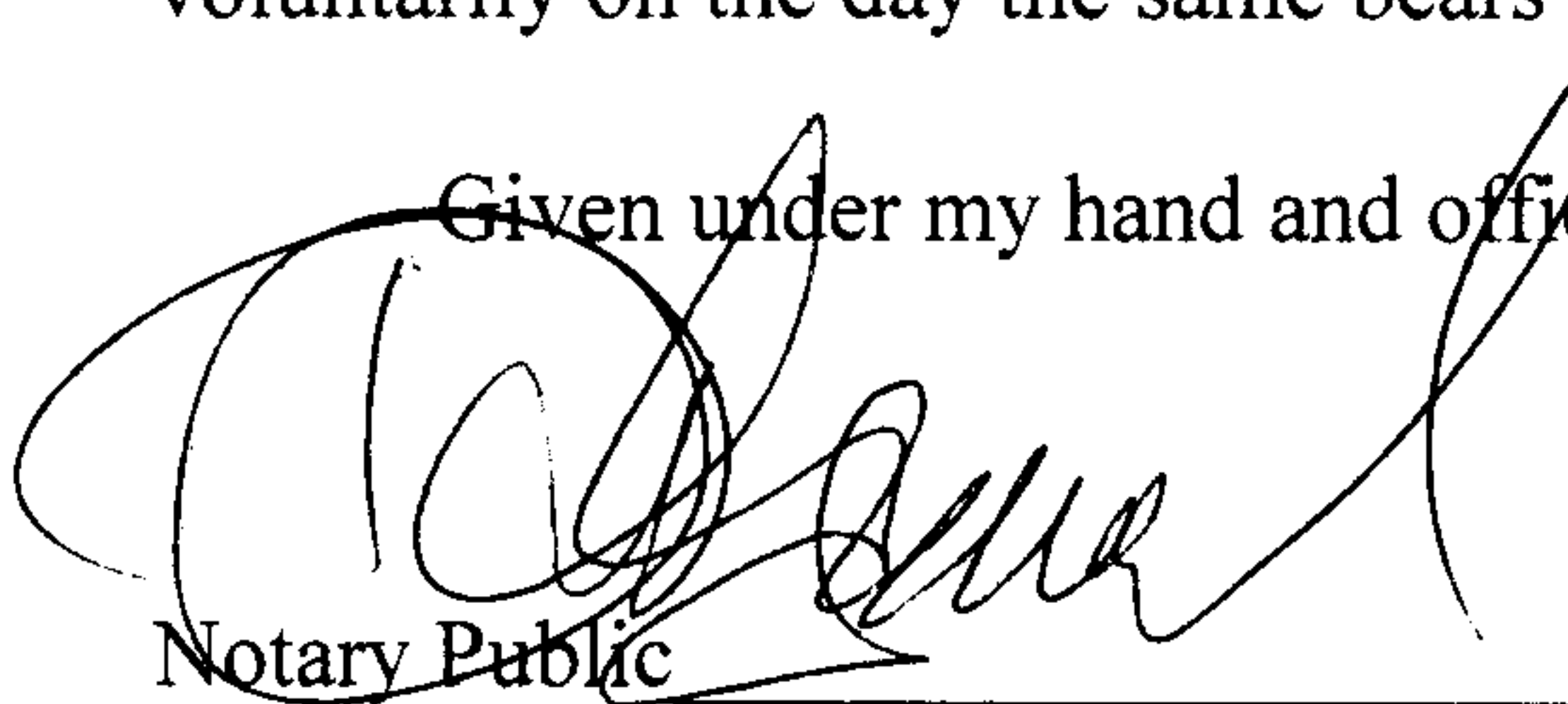
Notary Public
My Commission Expires _____



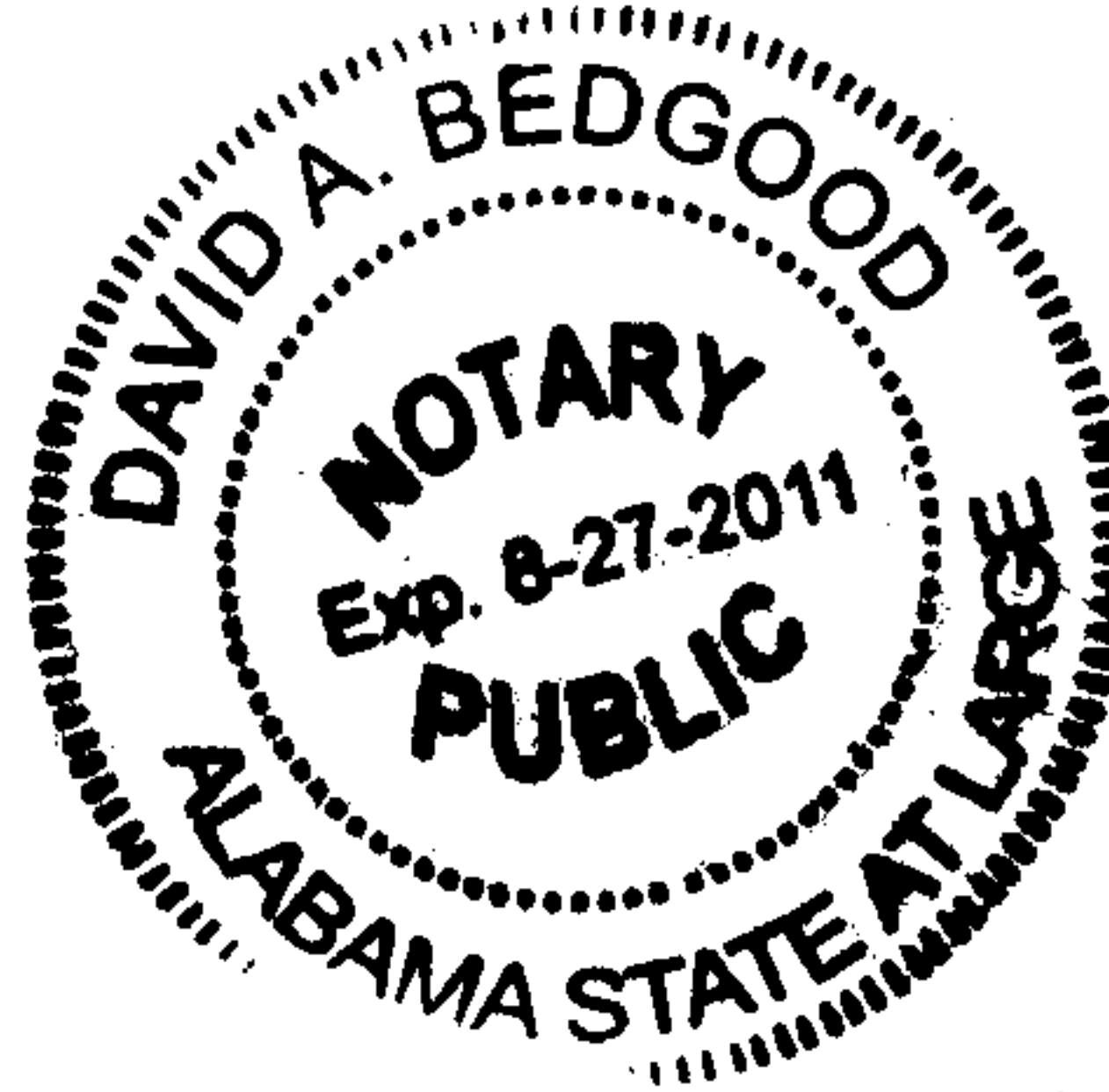
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Heath A. Pender and Lisa A. Pender, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed on the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September 2009.



Notary Public
My commission expires: _____



20090929000370570 2/2 \$575.00
Shelby Cnty Judge of Probate, AL
09/29/2009 03:23:27 PM FILED/CERT