14914

20060913000453240 1/2 $16.50
Shelby Cnty Judge of Probate,AL
09/13/2006 08:55:27AM FILED/CERT

14914

Shelby County, AL 09/13/2006
State of Alabama

Deed Tax:$2.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TWNICA N. NEWTON
2150 TIMBERLINE DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY ONE THOUSAND SEVEN HUNDRED DOLLARS 00/100 ($141,700.00) DOLLARS** to the undersigned grantor, **HPH PROPERTIES, LLC, Alabama Limited Liability Co.**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **TWNICA N. NEWTON**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 120, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

3. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL 168, PAGE 563; REAL 257, PAGE 174 AND VOLUME 311, PAGE 435.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 323, PAGE 131; VOLUME 219, PAGE 75 AND INST. NO. 2002-6355.

5. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-14193.

6. EASEMENT(S) AND BUILDING LINE(S) AS SHOWN ON RECORDED MAP.

$139,510.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

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IN WITNESS WHEREOF, the said **ELIZABETH L. HENDERSON** as **CLOSING AGENT** of **HPH PROPERTIES, LLC** , has hereunto subscribed his/her name on this the 5th day of September, 2006.

HPH PROPERTIES, LLC

ELIZABETH L. HENDERSON
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ELIZABETH L. HENDERSON**, whose name as **CLOSING AGENT** of **HPH PROPERTIES, LLC, Alabama Limited Liability Co.**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Alabama Limited Liability Co..

Given under my hand this the 5th day of September, 2006.

GEORGE M. VAUGHN NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My commission expires: 9.29.06