15494

20070307000104770 1/2 $212.50
Shelby Cnty Judge of Probate,AL
03/07/2007 02:31:17PM FILED/CERT

Shelby County, AL 03/07/2007
State of Alabama

Deed Tax:$198.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

**This Instrument was prepared by:**

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

**SEND TAX NOTICE TO:**

HOWARD BAILEY
1033 RIVERA DRIVE
CALERA, AL 35040

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
**STATUTORY WARRANTY DEED**

**Know All Men by These Presents**: That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED FOURTEEN DOLLARS 60/100 ($198,514.60) DOLLARS to the undersigned grantor, **HPH PROPERTIES, LLC, Alabama Limited Liability Co.**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **HOWARD BAILEY**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 66, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C & D in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 2004, PAGE 3621, SUPPLEMENTARY DECLARATION TO DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN DEED BOOK 2004, PAGE 11994 AND AMENDED IN DEED BOOK 2004, PAGE 12818; SECOND SUPPLEMENTARY DECLARATION AS RECORDED IN DEED BOOK 2005, PAGE 5828 AND BOOK 2006, PAGE 7215.

3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 18, PAGE 271 AND DEED BOOK 2000, PAGE 3989.

4. 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.

$.00 of the consideration herein was derived from a mortgage closed 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 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.

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IN WITNESS WHEREOF, the said **ELIZABETH L. HENDERSON** as **CLOSING AGENT** of **HPH PROPERTIES, LLC** , has hereunto subscribed his/her/their name on this the 1st day March of 2007.

**HPH PROPERTIES, LLC**

Elizabeth L. Henderson

**ELIZABETH L. HENDERSON**
**CLOSING AGENT**

**STATE OF ALABAMA)**
**COUNTY OF SHELBY)**

**ACKNOWLEDGMENT**

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 1st day March of 2007.

Notary Public

My commission expires: 9.29.2010

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE