

10-31/4

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
HBM, LLC

712 ST. ANDREWS LANE
HOOVER, AL 35244

WARRANTY DEED WITH ~~RIGHT OF SURVIVORSHIP~~

State Of Alabama



20101026000358480 1/2 \$67.50
Shelby Cnty Judge of Probate, AL
10/26/2010 02:22:29 PM FILED/CERT

~~Jefferson~~ County

Shelby
11/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$209,900.00) to the undersigned Grantors, PHILIP E. MCMAHAN and WIFE, SANDRA I. MCMAHAN, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto HBM, LLC, (herein referred to as Grantee), the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:

Shelby
11/2

LOT 108, ACCORDING TO THE 4TH ADDITION, RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 156, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2011 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Misc. Book 14, page 536 and amended in Misc. Book 17, page 550 and Deed Book 324, page 237
5. Certificate of compliance in Msc. Book 34, page 549
6. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 127, Page 140.
7. Terms, agreements and right of way to Alabama Power Company as recorded in Misc. Book 32, Page 213
8. Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 32, page 207

\$157,425.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee heirs and assigns forever.

Shelby County, AL 10/26/2010

State of Alabama

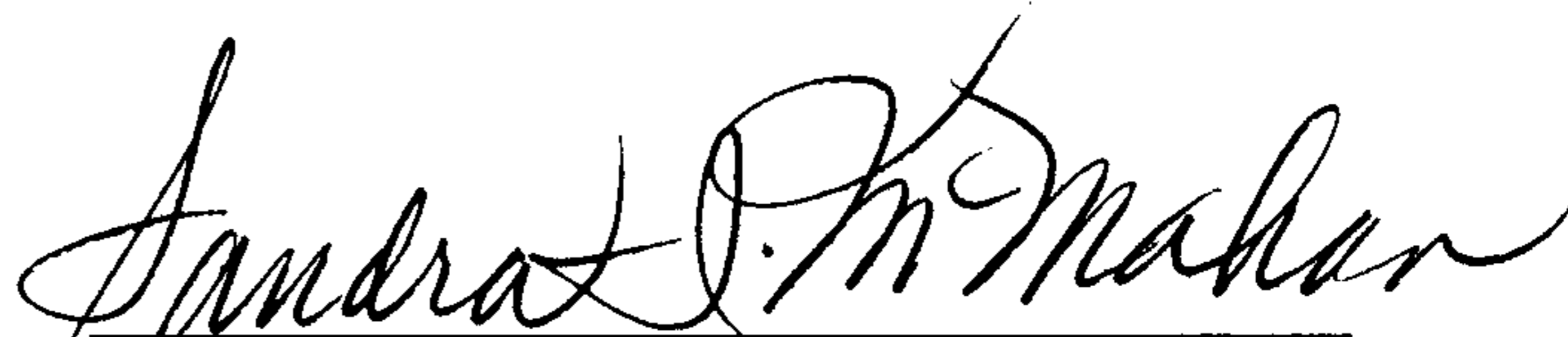
Deed Tax : \$52.50

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 15th day of October, 2010.



PHILIP E. MCMAHAN



SANDRA I. MCMAHAN

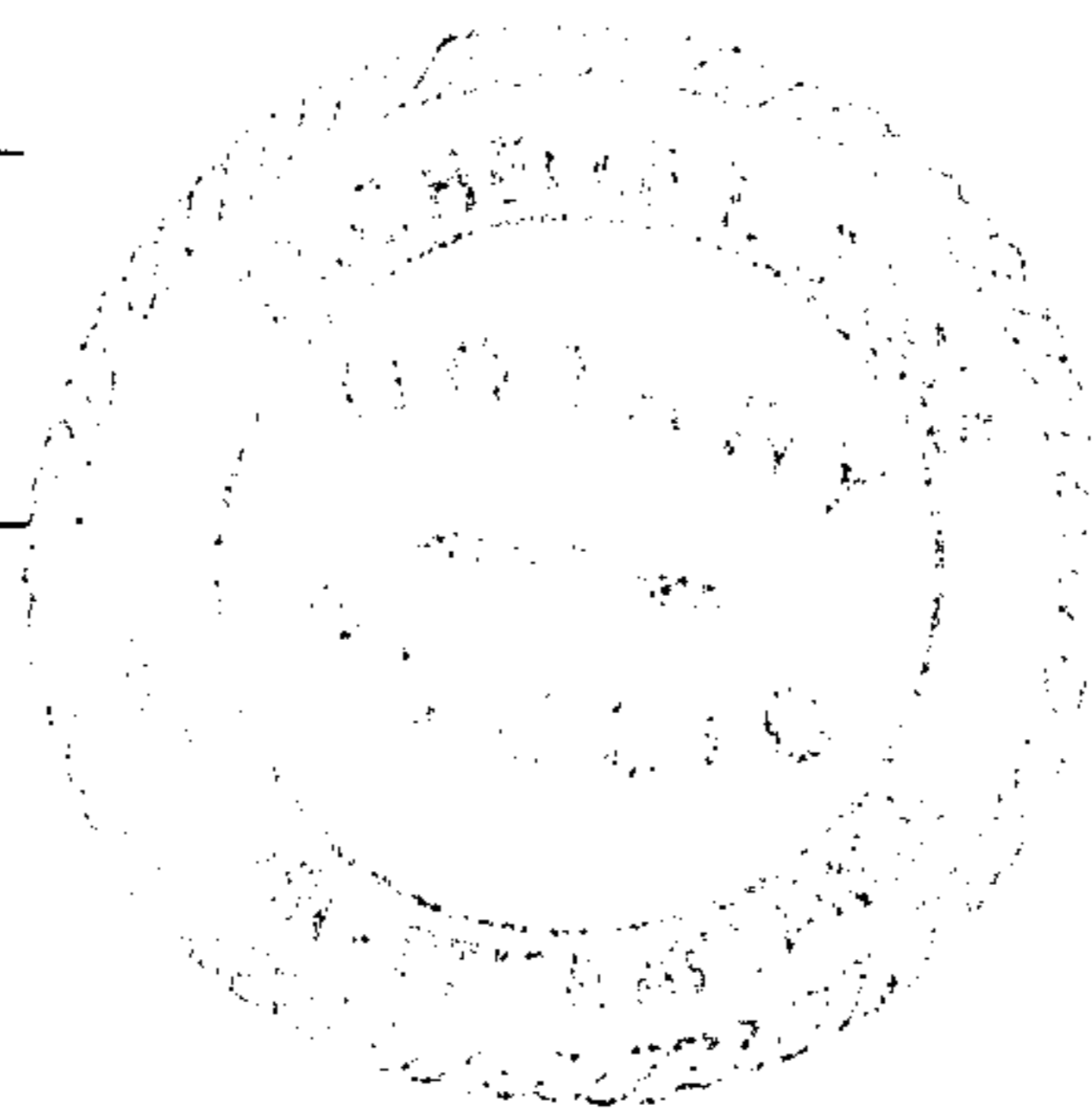
STATE OF ALABAMA
JEFFERSON COUNTY

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

Given under my hand and official seal this 15th day of October, 2010.


NOTARY PUBLIC

My Commission Expires: 11-4-12



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