


This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Edward J. Osborne
Sharon M. Osborne
510 Rosebury Road
Helena, Alabama 35080

STATUTORY WARRANTY DEED


20110504000134730 1/2 \$82.50
Shelby Cnty Judge of Probate, AL
05/04/2011 12:55:10 PM FILED/CERT

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Eighty Eight Thousand Three Hundred Five dollars and Zero cents (\$288,305.00) in hand paid by Edward J. Osborne and Sharon M. Osborne (hereinafter referred to as "GRANTEES") to HPH Properties, LLC (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Edward J. Osborne and Sharon M. Osborne, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 230B, according to the Resurvey of Lots 228A and 230A of the Amended Map of Hillsboro Subdivision, Phase I, as recorded in Map Book 41, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2011 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$221,055.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$67.50

FILE NO: 20110567

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IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this 21st day of April, 2011.

HPH Properties, LLC

By: David Bonamy
Its: Managing Member

STATE OF ALABAMA §
§
JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Bonamy, whose name(s) is/are signed to the foregoing conveyance as the Managing Member of **HPH Properties, LLC**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2011.

Bethany Andrews David
Notary Public
Commission expires: February 8, 2014