

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Cynthia DeFalco Edwards and Michael
Rene Edwards
2306 Hunter's Cove
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Three Thousand and 00/100 (\$73,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **HPH Properties, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Cynthia DeFalco Edwards and Michael Rene Edwards**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 15, according to the Amended Map of The Cove at Greystone, Phase I, as recorded in Map Book 26, Page 39 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his hand and seal this the **7th** day of **March**, **2002**.

HPH Properties, LLC
by: **HPHB, LLC, its Member**


by: **Alan C. Howard, Managing Member**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alan C. Howard, whose name as Managing Member of HPHB, LLC, an Alabama limited liability company, which is Member of HPH Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company acting in its capacity as Member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **7th** day of **March**, **2002**.


NOTARY PUBLIC
My Commission Expires: **6/5/03**

Inst # **2002-12317**
03/14/2002-12317
02:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CR 84.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW