

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

Send Tax Notice To:  
Allen P. Russell and Angela N. Russell  
105 Grant Circle  
Calera, AL 35040

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

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Fourteen Thousand Two Hundred and 00/100 (\$114,200.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **H.P.H.Properties, LLC, An Alabama Limited Liability** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Allen P. Russell and Angela N. Russell**, (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 213, according to the Survey of Savannah Pointe Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of 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.

\$114,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **31st** day of **July**, 2002.

**H.P.H.Properties, LLC**  
by: **HPHB, LLC, Member**  
*Alan C. Howard By Ken Crittenden Atty in Fact*  
**Alan C. Howard, Member, By Ken Crittenden, Attorney in Fact**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ken Crittenden as Attorney in Fact for Alan C. Howard, under that certain Limited Power of Attorney recorded on July August 12, 2002, in Instrument # 20020812000378530, in the Probate Office of Shelby County, Alabama, whose name as Member of HPHB, LLC, an Alabama Limited Liability Company, which is Member of H.P.H. 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 Attorney in Fact for such member with full authority, signed the same voluntarily for and as the act of the 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 31st day of July, 2002.

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: **06/5/03**