



20030715000448610 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
07/15/2003 13:34:00 FILED/CERTIFIED

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

Send Tax Notice To:
Franklin H. Brown, Jr. and Cynthia D. Brown
438 Savannah Cove
Calera, AL 35040

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty-Seven Thousand Nine Hundred and 00/100 (\$127,900.00)**, 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 GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Franklin H. Brown, Jr. and Cynthia D. Brown**, (hereinafter referred to as GRANTEE), 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 508, according to the Survey of Savannah Pointe Sector V Phase II, as recorded in Map Book 30, Page 42, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

\$117,900.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. This Instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been amended or modified.

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 GRANTEE, 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 GRANTORS have hereunto set their hands and seals this the **30th** day of **June**, 2003.

HPH Properties, LLC


David Bonamy, Jr., Closing Manager

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David Bonamy, Jr., whose name as Closing Manager of HPHB, LLC, an Alabama limited liability company, in its capacity as 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 Closing Manager 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 HPH Properties, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of June, 2003.


NOTARY PUBLIC

My Commission Expires: 

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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