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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

MARTY BOX
214 LAKE FOREST WAY
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED**

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED and 00/100 (\$225,900.00) DOLLARS to the undersigned grantor, HPH PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MARTY BOX AND BEN S. BOX, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 229, ACCORDING TO THE SURVEY OF LAKE FOREST, SECOND SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

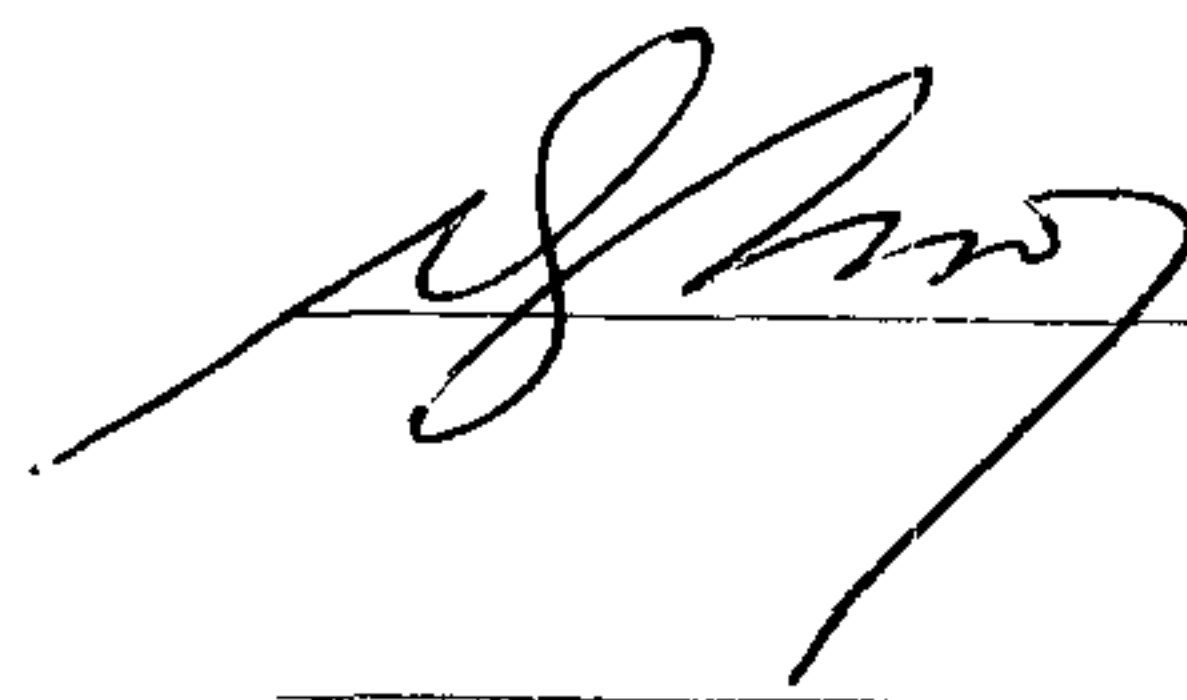
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. BUILDING SET BACK LINES, EASEMENT(S) AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #2000-12080.
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 155, PAGE 437 & VOLUME 216, PAGE 571.
5. RIGHT OF WAY GRANTED TO THE CITY OF ALABASTER RECORDED IN INSTRUMENT #1996-34796.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 124, PAGE 474, VOLUME 239, PAGE 881, VOLUME 219, PAGE 127, VOLUME 150, PAGE 89 AND VOLUME 142, PAGE 84.

\$175,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTORS, and HPH PROPERTIES, LLC, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of August, 2003.



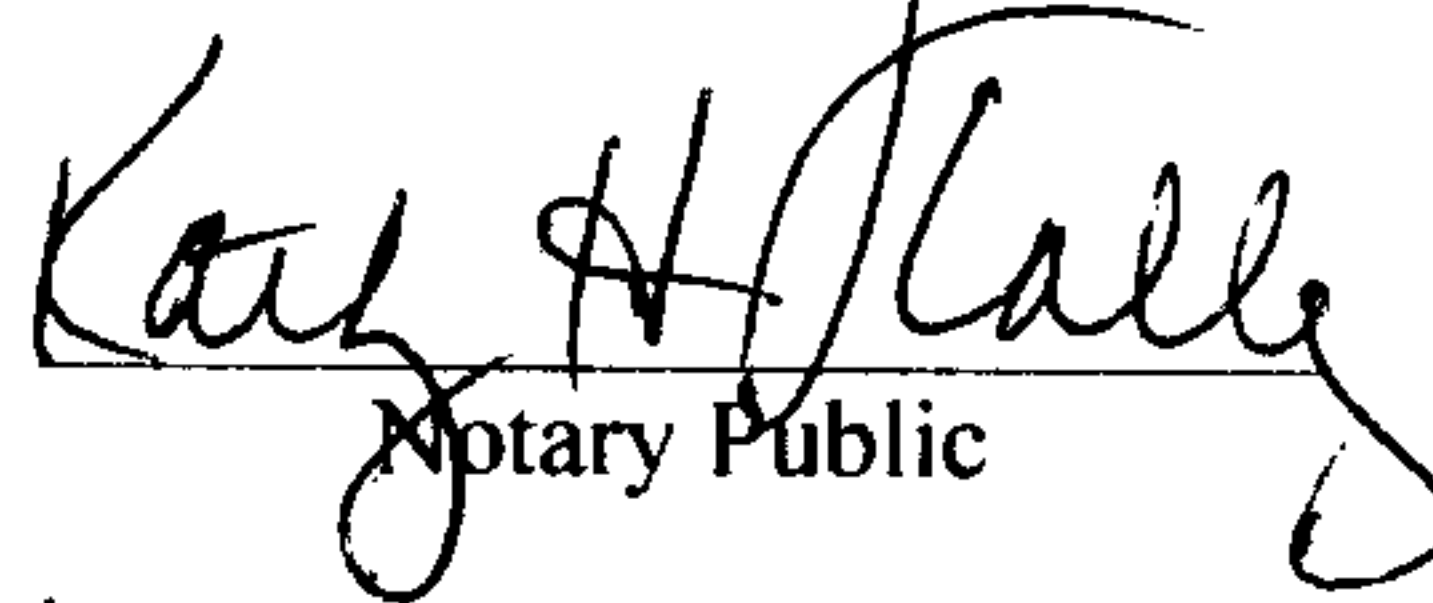
HPH PROPERTIES, LLC

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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

Given under my hand this the 15th day of August, 2003.


Notary Public

My commission expires: 5-8-07