

(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

HPH PROPERTIES, LLC
2236 CAHABA VALLEY DR, STE 100
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$69,500.00) DOLLARS to the undersigned grantor, BEACON DEVELOPMENT COMPANY, LLP an Alabama limited liability partnership, 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 HPH PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 417, 428 AND 429, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE I, AS RECORDED IN MAP BOOK 26, PAGE 50, 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. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #2000-1055.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 171, PAGE 279.

\$ 69,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BEACON DEVELOPMENT COMPANY, LLP, AN ALABAMA LLP, by its PARTNER, ALAN HOWARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8th day of APRIL, 2004.

BEACON DEVELOPMENT COMPANY, LLP

By: [Signature]
ALAN HOWARD, PARTNER

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALAN HOWARD, whose name as PARTNER of BEACON DEVELOPMENT COMPANY, LLP, an Alabama limited liability partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 8th day of APRIL, 2004.

[Signature]
Notary Public

My commission expires: 5-8-07

20040512000250720 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
05/12/2004 12:31:00 FILED/CERTIFIED