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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
STERLING PROPERTIES, LLC
2224 CAHABA VALLEY DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS and 00/100 (\$150,000.00) DOLLARS to the undersigned grantor, HPH PROPERTIES, LLC, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto STERLING PROPERTIES, LLC, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13 ACCORDING TO THE SURVEY OF VALLEYDALE ESTATES AS RECORDED IN MAP BOOK 4 PAGE 90 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 300, PAGE 112 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT TO THE CITY OF PELHAM RECORDED IN REAL 143, PAGE 382 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 230, PAGE 857 AND VOLUME 197, PAGE 359 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 135, PAGE 366 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 163, PAGE 302 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN VOLUME 233, PAGE 104 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. WATER RIGHTS AS RECORDED IN VOLUME 247, PAGE 41 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RESTRICTIONS AND COVENANTS RECORDED IN VOLUME 101, PAGE 550 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 233, PAGE 124.

\$355,000.00 of the consideration herein derived from a mortgage closed herewith.

TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said R. David Bonamy, Jr. AS
CFO OF HPH PROPERTIES, LLC, has hereunto subscribed her
name on this the 28th day of December, 2004.

HPH PROPERTIES, LLC

BY: 

ITS: CFO

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
R. David Bonamy, Jr., whose name as CFO of HPH
PROPERTIES, LLC, an Alabama Limited Liability Company, 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 limited liability company.

Given under my hand this the 28th day of December, 2004.


Notary Public

My commission expires: 5-8-07