

12220
SC

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

TAMMY R. RICHARDSON
213 SAVANNAH LANE
CALERA, ALABAMA 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY TWO THOUSAND DOLLARS and 00/100 (\$222,000.00) 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 TAMMY R. RICHARDSON, A SINGLE WOMAN, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 408, 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:

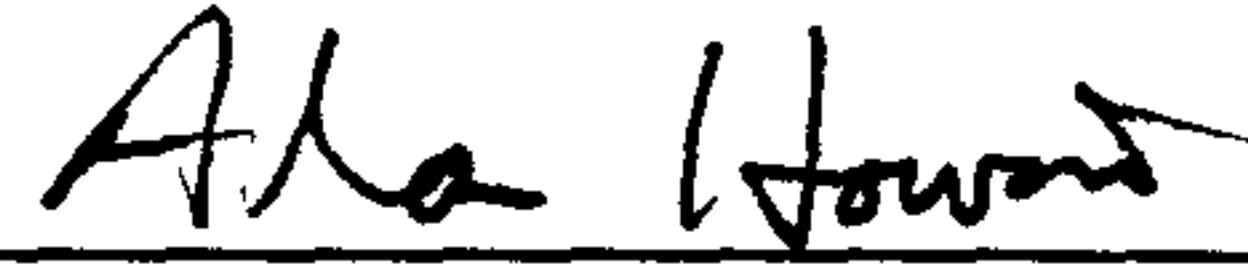
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. EASEMENT(S), BUILDING LINE(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
4. EASEMENT AS RECORDED IN VOLUME 170, PAGE 169.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2000-1055.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 171, PAGE 279.

\$177,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said ALAN HOWARD AS MEMBER OF HPH PROPERTIES, LLC, has hereunto subscribed her name on this the 26th day of January, 2005.

HPH PROPERTIES, LLC



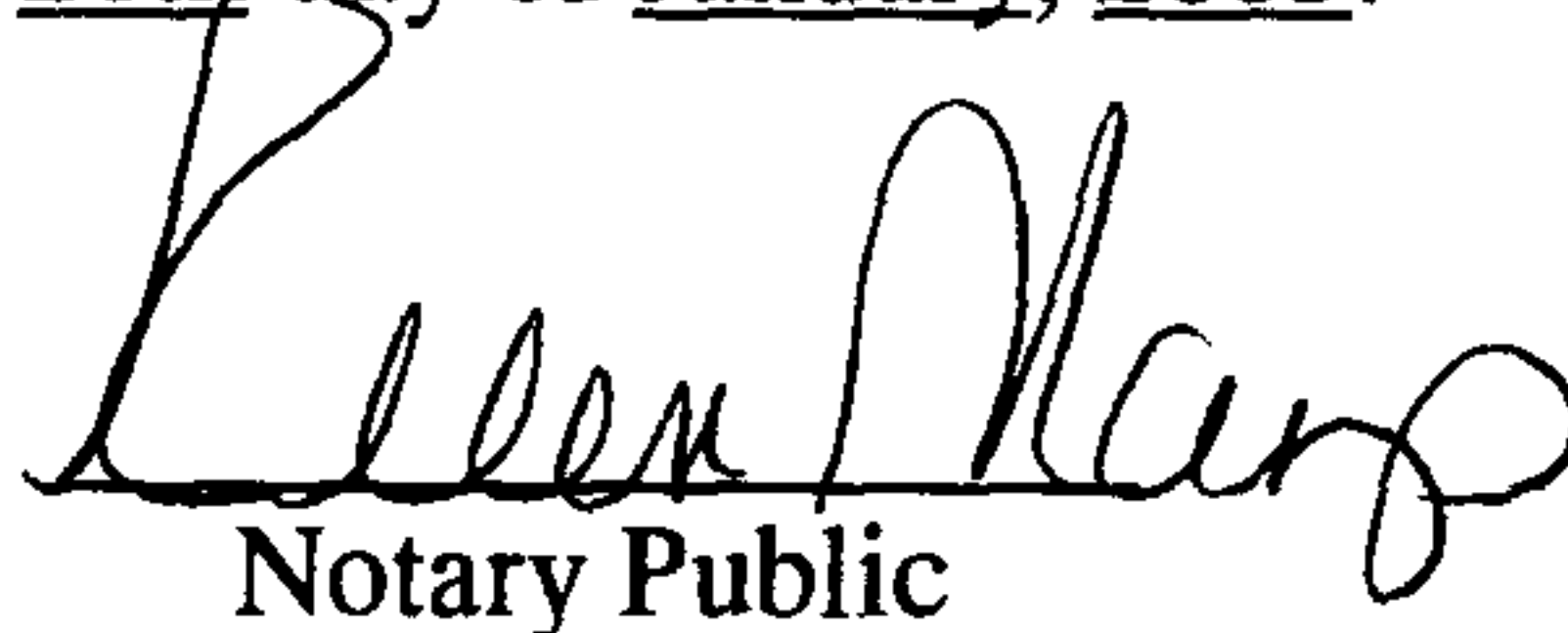
ALAN HOWARD, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALAN HOWARD, whose name as MEMBER 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 26th day of January, 2005.


Notary Public

My commission expires: 12-20-08