12362
SC

20050422000192360 1/2 $426.00
Shelby Cnty Judge of Probate, AL
04/22/2005 11:28:46AM FILED/CERT

(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:

SANDRA J. CORNELIUS
1205 GREYSTONE PARC DRIVE
HOOVER, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of FOUR HUNDRED ELEVEN THOUSAND NINE HUNDRED DOLLARS and 00/100 ($411,900.00) 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 SANDRA J. CORNELIUS, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 50, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42 A, B and C, 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. 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 AS RECORDED IN INST. NO. 1993-35661.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 109, PAGE 504, VOLUME 111, PAGE 403 AND INST. NO. 2003-66119.

5. EASEMENT AGREEMENT BY AND BETWEEN DANIEL REALTY COMPANY AND GREYSTONE BRANCH LLC RECORDED UNDER INST. NO. 2002-22977.

6. RESTRICTIONS APPEARING OF RECORD IN REAL 317, PAGE 260 AND INST. NO. 2003-71152.

$.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.

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IN WITNESS WHEREOF, the said DAVID BONAMY, JR. AS CLOSING MANAGER OF HPH PROPERTIES, LLC, has hereunto subscribed her name on this the 11th day of April, 2005.

HPH PROPERTIES, LLC

DAVID BONAMY, JR., CLOSING MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID BONAMY, JR., whose name as CLOSING MANAGER 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 11th day of April, 2005.

Sophia Marie Bishop
Notary Public

My commission expires: 12/11/08

Shelby County, AL 04/22/2005
State of Alabama
Deed Tax:$412.00