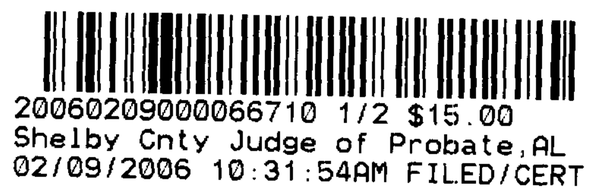
13892



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HPH PROPERTIES, LLC
2236 CAHABA VALLEY DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KnowAll Men by These Presents: That in consideration of ONE MILLION ONE HUNDRED TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 ($1,102,500.00) to the undersigned grantor,WILD TIMBER DEVELOPMENT, 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 HPH PROPERTIES, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lots 1-24, 35-37, and 45-52, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

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, INCLUDING RELEASE OF DAMAGES.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 138, PAGE 159; INST. NO. 2005-39395 AND INST. NO. 2005-39396.

5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 211, PAGE 615.

6. EASEMENT GRANTED TO CITY OF CALERA AS RECORDED IN INST. NO. 1999-47297.

$1,102,500.00 of the consideration herein 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.

20060209000066710 2/2 $15.00
Shelby Cnty Judge of Probate, AL
02/09/2006 10:31:54AM FILED/CERT

IN WITNESS WHEREOF, the said GRANTOR, WILD TIMBER DEVELOPMENT, LLC, by its MEMBER, HOWARD O'NEAL who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of January, 200~~5~~6 HO

WILD TIMBER DEVELOPMENT, LLC

By: Howard O'Neal
HOWARD O'NEAL, 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 HOWARD O'NEAL, whose name as MEMBER of WILD TIMBER DEVELOPMENT, 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 31st day of January, 200~~5~~6 HO MB

Sylvia Marie Bishop
Notary Public

My commission expires: 12/11/08