20060221000082910 1/2 $15.00
Shelby Cnty Judge of Probate,AL
02/21/2006 08:41:23AM FILED/CERT

(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

Know All Men by These Presents: That in consideration of ONE MILLION FORTY THOUSAND DOLLARS and 00/100 ($1,040,000.00) to the undersigned grantor, ARBOR HILLS, 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:

Lot 48, according to the Survey of Final Plat of Arbor Hill, Phase I, as recorded in Map Book 31, Page 48, in the Probate Office of Shelby County, Alabama.

Lots 68 and 69, according to the Final Plat of Arbor Hill, Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of Shelby County, Alabama.

Lots 109, 113, 118, 119, 121-125, 133-135 and 204, according to the Final Plat of Arbor Hill, Phase IV, as recorded in Map Book 35, Page 52, 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. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR, AND

3. ALL EASEMENT(S), RIGHT(S) OF WAY, RESTRICTION(S), COVENANT(S) AND ENCUMBRANCE(S) OF RECORD.

$ 1,040,000.00 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

Compass Bank

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persons.

IN WITNESS WHEREOF, the said GRANTOR, ARBOR HILLS, LLC, by its MEMBER, ALAN HOWARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19th day of January, 2006.

ARBOR HILLS, LLC

By:_____

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 ARBOR HILLS, 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 19th day of January, 2006.

Sylvia Marie Bishop
Notary Public

My commission expires: 12/11/08