14644

20060718000344940 1/2 $23.00
Shelby Cnty Judge of Probate,AL
07/18/2006 08:42:37AM FILED/CERT

Shelby County, AL 07/18/2006
State of Alabama

Deed Tax:$9.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

YVONNE L. WENNING
1033 LITTLE SORREL DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND EIGHT HUNDRED DOLLARS 00/100 ($175,800.00) DOLLARS** to the undersigned grantor, **HPH PROPERTIES, LLC, Alabama Limited Liability Co.**, 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 **YVONNE L. WENNING**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 9, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

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. 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.

7. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT NO. 2006-16726.

8. RIGHT OF WAY GRANTED TO ALABAMA POWERCOMPANY RECORDED IN INSTRUMENT NO. 2006-5130.

$140,640.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$26,370.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said **DAVID BONAMY, JR.** as **CLOSING MANAGER** of **HPH PROPERTIES, LLC** , has hereunto subscribed his/her name on this the 13th day of July, 2006.

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, Alabama Limited Liability Co.**, 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 Alabama Limited Liability Co..

Given under my hand this the 13th day of July, 2006.

Bethany Snodgrass David
Notary Public

My commission expires: February 8, 2010