

15518

20070319000121820 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/19/2007 08:58:13AM FILED/CERT

Shelby County, AL 03/19/2007  
State of Alabama

Deed Tax: \$10.00

(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:**

HPH PROPERTIES, LLC  
2236 CAHABA VALLEY DR  
STE 100  
BIRMINGHAM, AL 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **TEN THOUSAND DOLLARS 00/100 (\$10,000.00)** to the undersigned grantor, **MMM 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 **HPH PROPERTIES, LLC**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 104, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
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, ARE NOT INSURED HEREIN.
4. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL 168, PAGE 563; REAL 257, PAGE 174 AND VOLUME 311, PAGE 435.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 323, PAGE 131; VOLUME 219, PAGE 75 AND INST. NO. 2002-6355.
6. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-14193.

\$ .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 R. David Bonamy as  
managing member of MMM PROPERTIES, LLC, has hereunto subscribed his/her  
name on this the 7th day of March, 2007.

MMM PROPERTIES, LLC

BY:

ITS:

managing 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 R. David Bonamy whose name as member of **MMM  
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 7th day of March, 2007.

Amanda Chizalith Watson  
Notary Public

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Jan 30, 2010**  
**RONDELLA L. WATSON, NOTARY PUBLIC UNDERWRITERS**