

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

ROBERT THOMAS
1194 SAVANNAH LANE
CALERA, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND FIFTY DOLLARS 00/100 (\$125,050.00) DOLLARS to the undersigned grantor, **HPH PROPERTIES, LLC, Alabama Limited Liability Co.**, 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 **ROBERT THOMAS, JR. and KAREN B. THOMAS**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 63, according to the Amended Map of Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A & B, 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. 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. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2006-17397.**

\$125,050.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said **DAVID BONAMY** as **CLOSING MANAGER** of **HPH PROPERTIES, LLC**, has hereunto subscribed his/her/their name on this the 4th day May of 2007.

HPH PROPERTIES, LLC

DAVID BONAMY
CLOSING MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DAVID BONAMY**, 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 4th day May of 2007.

David Bonamy
Notary Public

My commission expires: *February 8, 2010*

