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20070604000258640 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/04/2007 01:11:28PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

**This Instrument was prepared by:**

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

**SEND TAX NOTICE TO:**

FRANK LEDBETTER  
1000 LITTLE SORREL DRIVE  
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 SEVENTY FIVE THOUSAND FOUR HUNDRED THIRTY DOLLARS 00/100 (\$175,430.00) 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 **FRANK LEDBETTER**, (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 36, 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, 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. 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.**

\$175,430.00 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 **ELIZABETH L. HENDERSON** as **CLOSING AGENT** of **HPH PROPERTIES, LLC**, has hereunto subscribed his/her/their name on this the 31st day May of 2007.

**HPH PROPERTIES, LLC**

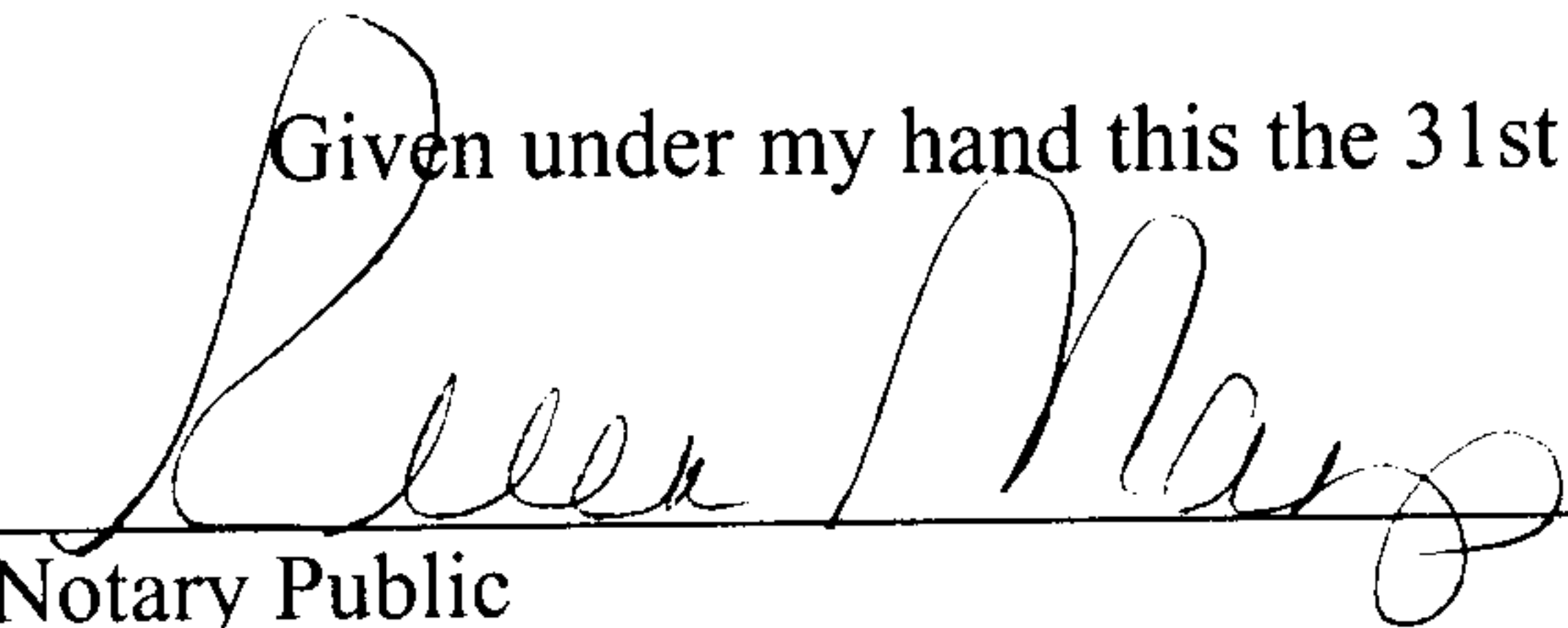
  
**ELIZABETH L. HENDERSON**  
**CLOSING AGENT**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

### **ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ELIZABETH L. HENDERSON**, whose name as **CLOSING AGENT** 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 31st day May of 2007.

  
Notary Public

My commission expires: 12/20/08

