

15824

20070605000262160 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/05/2007 03:05:05PM FILED/CERT

(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 # 100
BIRMINGHAM, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED FIFTY THOUSAND 00/100 (\$350,000.00) DOLLARS** to the undersigned grantor, **SAVANNAH POINT, LLC**, 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:

Lots 8, 9, 10, 11, 12, 37, 65, 66, 67, 68, 69, 71, 72 and 73, according to the Amended Map 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
- 2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
- 3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NUMBER 2006-17397-INSTRUMENT NO. 2007-3913.**
- 4. 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 DAMGES.**

\$350,000.00 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 **DAVID BONAMY, JR.** as **MEMBER** of **SAVANNAH POINT, LLC** , has hereunto subscribed his/her name on this the 30th day of May, 2007.

SAVANNAH POINT, LLC



DAVID BONAMY, JR.
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 **DAVID BONAMY, JR.**, whose name as **MEMBER** of **SAVANNAH POINT, LLC**, 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 30th day of May, 2007.



Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 30, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires: _____



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