

15869

20070614000280850 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
06/14/2007 03:05:32PM FILED/CERT

Shelby County, AL 06/14/2007
State of Alabama

Deed Tax: \$14.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

KIMBERLEY G. EDGE
212 APPLEFORD ROAD
HELENA, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWENTY THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$220,850.00) 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 **KIMBERLEY G. EDGE**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 243, according to the Survey of Hillsboro Subdivision Phase I, as recorded in Map Book 37, Page 104 A, B, and C, 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. 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.**
- 4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-62806; INST. NO. 2006-56760; INST. NO. 2007-1635; INST. NO. 2006-56759; INST. NO. 2006-31649 AND INST. NO. 2006-58307.**
- 5. EASEMENT AS SET FORTH IN INST. NO. 2006-42215.**

\$206,850.00 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 **ELIZABETH L. HENDERSON** as **CLOSING AGENT** of **HPH PROPERTIES, LLC**, has hereunto subscribed his/her name on this the 13th day of June, 2007.

HPH PROPERTIES, LLC

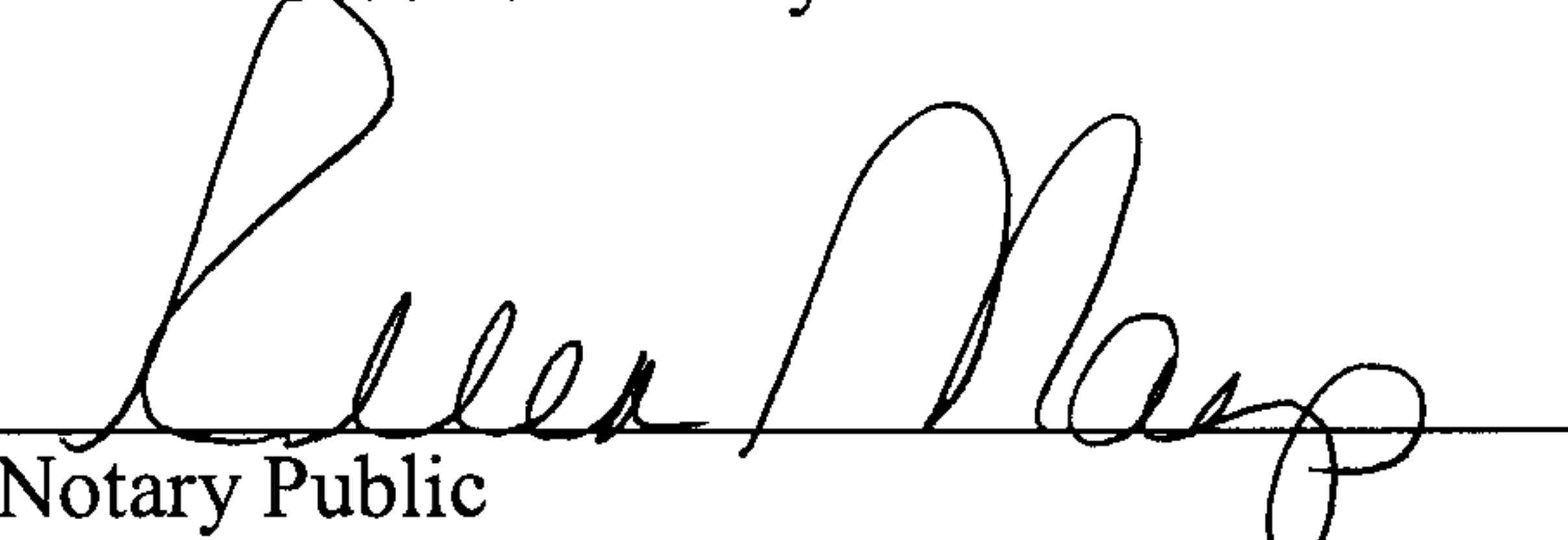

ELIZABETH L. HENDERSON
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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 13th day of June, 2007.


Notary Public

My commission expires: 12/20/08

