

16358

20071120000532200 1/2 \$28.50  
Shelby Cnty Judge of Probate, AL  
11/20/2007 03:19:37PM FILED/CERT

Shelby County, AL 11/20/2007  
State of Alabama

Deed Tax: \$14.50

(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

ANDREW D. WHEELER  
110 SUNBURY TERRACE  
HELENA, AL 35080

**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 TWO HUNDRED EIGHTY ONE THOUSAND ONE HUNDRED NINETY FIVE DOLLARS 00/100 (\$281,195.00) 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 **ANDREW D. WHEELER and REGINA WHEELER**, (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 267, according to the Survey of Hillsboro Subdivision, Phase II, as recorded in Map Book 38, Page 147 A & B, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
- 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 AND INST. NO. 2007-16350.**
- 5. EASEMENT AS SET FORTH IN INST. NO. 2006-42215.**
- 6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2006-61280.**

\$267,135.00 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 15th day November 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 15th day November of 2007.

  
Notary Public

My commission expires: 12/20/08

