

16399

20071205000549860 1/2 \$32.50  
Shelby Cnty Judge of Probate, AL  
12/05/2007 08:52:50AM FILED/CERT

Shelby County, AL 12/05/2007  
State of Alabama  
Deed Tax: \$18.50

(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

EMILY M. GELLNESS  
1061 SAVANNAH LANE  
CALERA, AL 35040

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED TWENTY FOUR THOUSAND SIX HUNDRED NINETY DOLLARS 00/100 (\$124,690.00)** 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 **EMILY M. GELLNESS**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 14, according to the Survey of 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:**

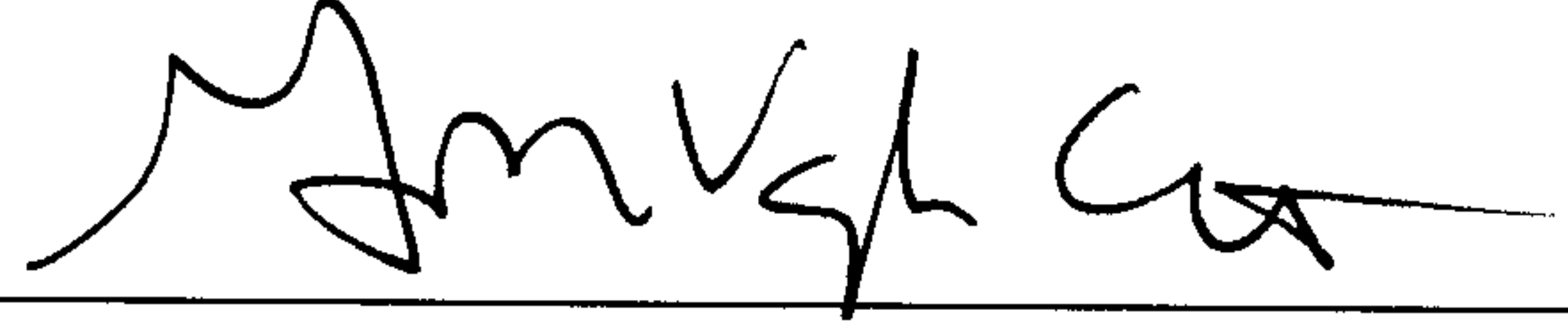
- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
- 2. EASEMENT(S), BUILDING LINE(S) AS SHOWN ON RECORDED MAP.**
- 3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.**
- 4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-17397.**

\$106,165.00 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 **GEORGE M. VAUGHN** as **CLOSING AGENT** of **HPH PROPERTIES, LLC**, has hereunto subscribed his/her name on this the 30th day of November, 2007.

**HPH PROPERTIES, LLC**



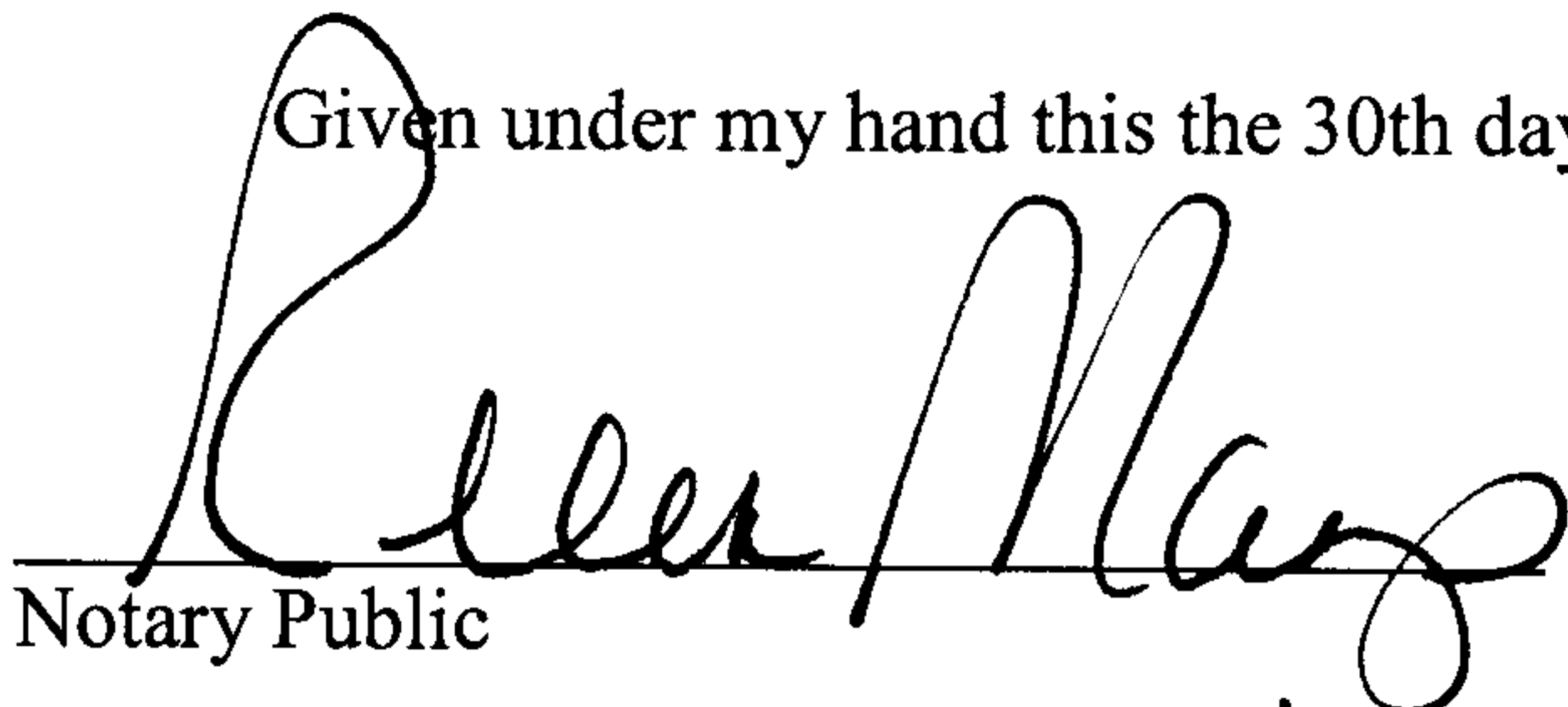
**GEORGE M. VAUGHN**  
**CLOSING AGENT**

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

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE M. VAUGHN**, 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 30th day of November, 2007.

  
Notary Public

My commission expires: 12/20/08

