

Send tax notice to:
Dennis R. Phalen
3009 South Cove Drive
Birmingham, AL 35216

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

Shelby County, AL 01/22/2008
State of Alabama

Deed Tax: \$21.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Eighty Four Thousand Five Hundred and 00/100 Dollars (\$84,500.00) in hand paid to the undersigned, H & L Properties, L.L.C., an Alabama limited liability company, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Dennis R. Phalen and Yolanda Phalen (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 102, in Allen Drive Condominium, as established by that certain Declaration of Condominium for Allen Drive Condominiums, which is recorded in Instrument # 20060807000389070, and rerecorded in Instrument # 20071031000502510 in the Office of the Judge of Probate of Shelby County, Alabama, to which said Declaration of Condominium the By-Laws are attached as Exhibit "D", and by plat being filed for record in Map Book 37, Page 55, in said Probate Office, together with an undivided interest in the Common Elements assigned to said Unit as set forth on Exhibit "C" attached to the Declaration.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

\$63,375.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, H & L Properties, LLC, an Alabama Limited Liability Company by June Jones its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16th day of January, 2008.

H & L Properties, LLC
an Alabama Limited Liability
Company

By: *June Jones*
June Jones
ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that June Jones, whose name as its MEMBER of H & L Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this the 16th day of January, 2008.

Mary Pamela Short
Notary Public

Print Name:

Commission Expires:

