

THIS DEED IS BEING RECORDED TO CLEAR TITLE.

Shelby County, AL 03/31/2008
State of Alabama

Deed Tax: \$10.00

(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

GUY T. FRASER
2078 TIMBERLINE DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN THOUSAND DOLLARS 00/100 (\$10,000.00)** to the undersigned grantor, **MMM PROPERTIES, 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:

Lot 103, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, 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. **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.**
3. **RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL 168, PAGE 563; REAL 257, PAGE 174 AND VOLUME 311, PAGE 435.**
4. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 323, PAGE 131; VOLUME 219, PAGE 75 AND INST. NO. 2002-6355.**
5. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-14193.**
6. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**

TO HAVE AND TO HOLD unto the said **GRANTEE**, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **R. DAVID BONAMY** as **CLOSING MANAGER** of **HPH PROPERTIES, LLC**, has hereunto subscribed his/her name on this the 28th day of December, 2007.

HPH PROPERTIES, LLC

R. DAVID BONAMY
CLOSING MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **R. DAVID BONAMY**, whose name as **CLOSING MANAGER** 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 28th day of December, 2007.

Bethany Ann Paul David
Notary Public

My commission expires: *February 8, 2010*