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20080408000141080 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/08/2008 09:14:16AM FILED/CERT

(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

HPH PROPERTIES, LLC
LOTS 27, 28, 30, 31, 33
HILLSBORO SUBDIVISION

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED FIFTY SEVEN THOUSAND DOLLARS 00/100 (\$357,000.00)** to the undersigned grantor, **MMM PROPERTIES, LLC, Limited Liability Company**, 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:

PARCEL I

Lots 27, 28, 30, 31, 33 and 35, 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.

PARCEL II

Lot 325, according to the Survey of Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A & B, in the Probate Office of Shelby County, Alabama.

PARCEL I 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. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(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, 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.**

PARCEL II 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. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(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, 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; 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.**

\$357,000.00 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 **ALAN C. HOWARD** as **MANAGING MEMBER** of **MMM PROPERTIES, LLC** , has hereunto subscribed his/her name on this the 21st day of March, 2008.

MMM PROPERTIES, LLC



ALAN C. HOWARD
MANAGING MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ALAN C. HOWARD**, whose name as **MANAGING MEMBER** of **MMM PROPERTIES, LLC, Limited Liability Company**, 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 Limited Liability Company.

Given under my hand this the 21st day of March, 2008.


Notary Public

My commission expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Jan 30, 2010
RECORDED THRU NOTARY PUBLIC UNDERWRITERS