

20080604000227990 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/04/2008 03:39:39PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HPH PROPERTIES, LLC
2236 CAHABA VALLEY DRIVE
STE 100
BIRMINGHAM, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTY SIX THOUSAND DOLLARS 00/100 (\$256,000.00)** to the undersigned grantor, **SAVANNAH POINT, 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:

Lots 4, 5, 6, 7, 17, 27, 28 and 29, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A and 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. 20060414000173970.**

\$256,000.00 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 **DAVID BONAMY, JR.** as **CLOSING AGENT** of **SAVANNAH POINT, LLC** , has hereunto subscribed his/her name on this the 2nd day of June, 2008.

SAVANNAH POINT, LLC



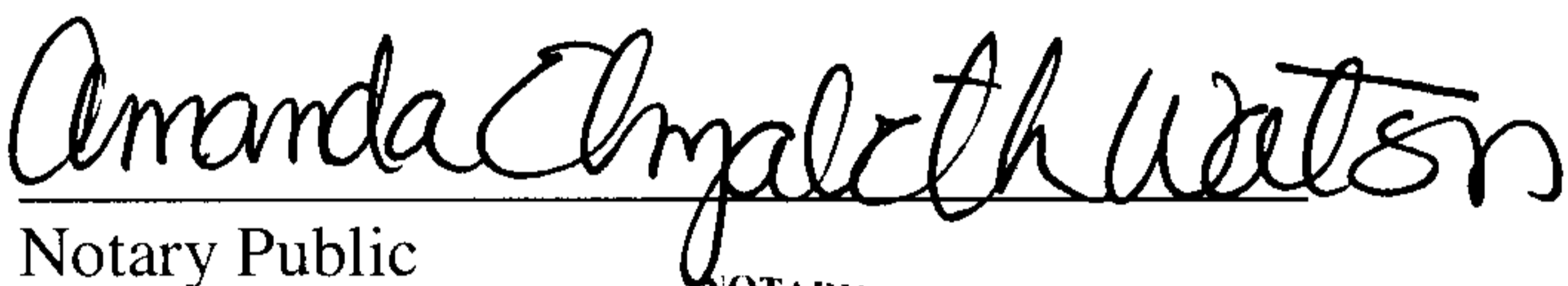
DAVID BONAMY, JR.
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DAVID BONAMY, JR.**, whose name as **CLOSING AGENT** of **SAVANNAH POINT, LLC**, 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 2nd day of June, 2008.



Notary Public

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 30, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS