

Ro8-16890

20080812000323590 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/12/2008 09:14:28AM FILED/CERT

Shelby County, AL 08/12/2008  
State of Alabama

Deed Tax: \$1.00

(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:**

JAMES C. RICHARDSON  
1153 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 SEVEN THOUSAND ONE HUNDRED NINETY DOLLARS 00/100 (\$127,190.00)** 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 **JAMES C. RICHARDSON**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 36, 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. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 138, PAGE 159; INST. NO. 2005-39395 AND INST. NO. 2005-39396
5. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 211, PAGE 615.
6. EASEMENT GRANTED TO CITY OF CALERA AS RECORDED IN INST. NO. 1999-47297.
7. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT NO. 2006-16726.
8. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-17397.

\$126,314.00 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 **R. SHAN PADEN** as **CLOSING AGENT** of **HPH PROPERTIES, LLC** , has hereunto subscribed his/her name on this the 29th day of July, 2008.

**HPH PROPERTIES, LLC**



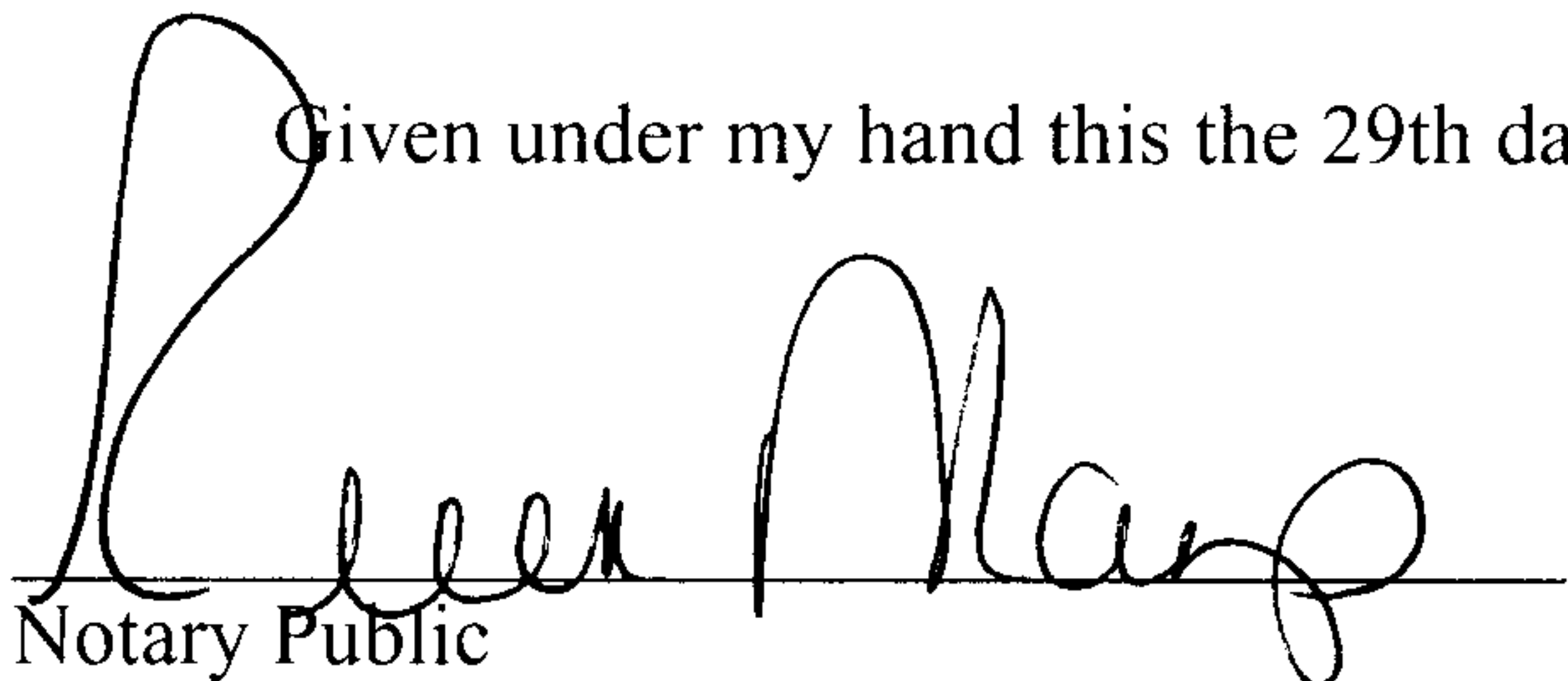
**R. SHAN PADEN**  
**CLOSING AGENT**

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

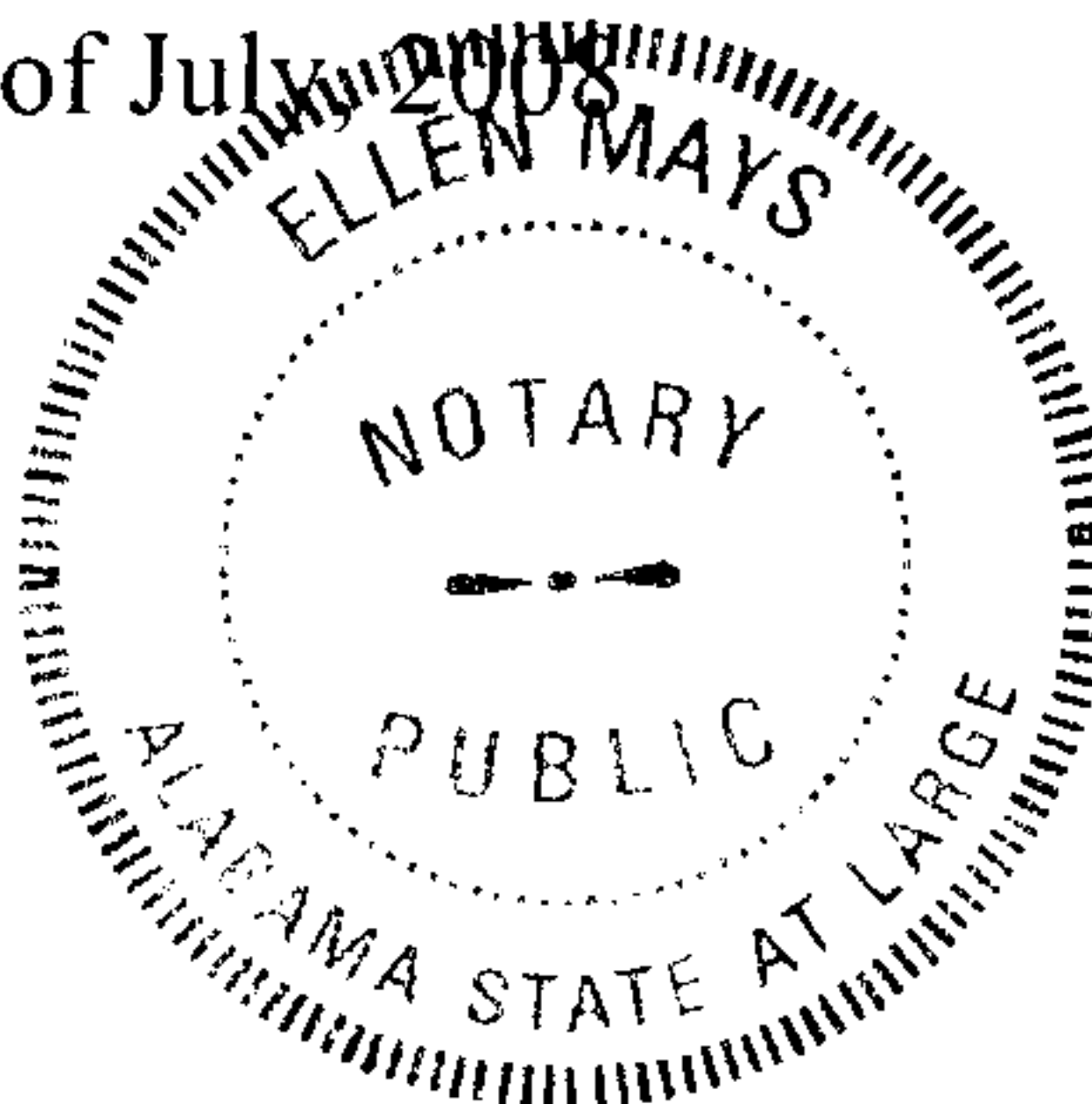
**ACKNOWLEDGEMENT**


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **R. SHAN PADEN**, 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 29th day of July, 2008



Notary Public



  
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My commission expires: 12/20/08