

2008-17070

20090122000019620 1/2 \$994.00
Shelby Cnty Judge of Probate, AL
01/22/2009 10:18:31AM FILED/CERT

Shelby County, AL 01/22/2009
State of Alabama

Deed Tax: \$980.00

(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

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

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **NINE HUNDRED EIGHTY THOUSAND DOLLARS 00/100 (\$980,000.00)** 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:

Lots 18-19, 39-41, 44-45 and 230, according to the Survey of Hillsboro Subdivision, Phase I, as recorded in Map Book 37, Pages 104-A, B and C, in the Probate Office of Shelby County, Alabama.

Lots 218-220, 307-310, 326, 330, and 341-345, according to the Survey of Hillsboro Subdivision, Phase II, as recorded in Map Book 38, Pages 98-A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENTS, RESTRICTIONS AND BUILDING LINE 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 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.

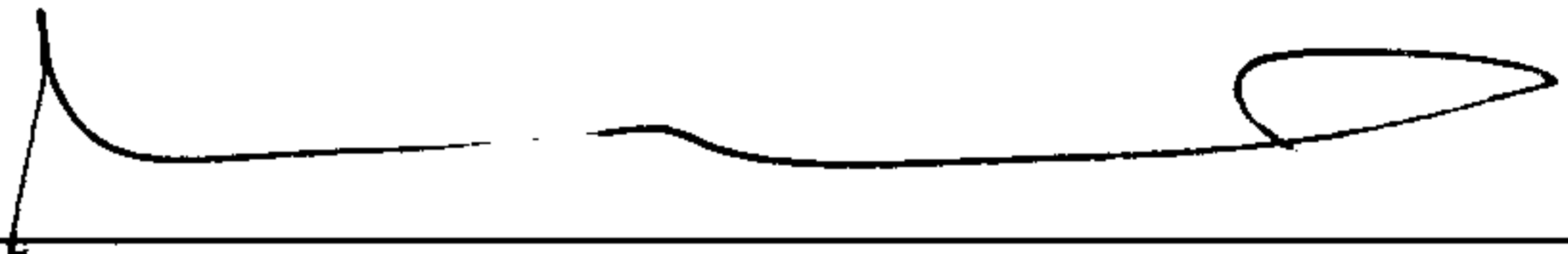
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

\$.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 29th day of December, 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 29th day of December, 2008.


Notary Public

My commission expires: February 8, 2010