

209-17115

20090218000058030 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
02/18/2009 03:11:59PM 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

MIKEL E. EASON  
135 ARBOUR PLACE  
HELENA, AL 35080

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED SIXTY ONE THOUSAND SIX HUNDRED FIFTY DOLLARS 00/100 (\$161,650.00)** 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 **MIKEL E. EASON**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 106, according to the Survey of Hillsboro Subdivision Phase III, as recorded in Map Book 39, Page 123 A, B & C, 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.**

\$158,721.00 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 27th day of January, 2009.

**HPH PROPERTIES, LLC**



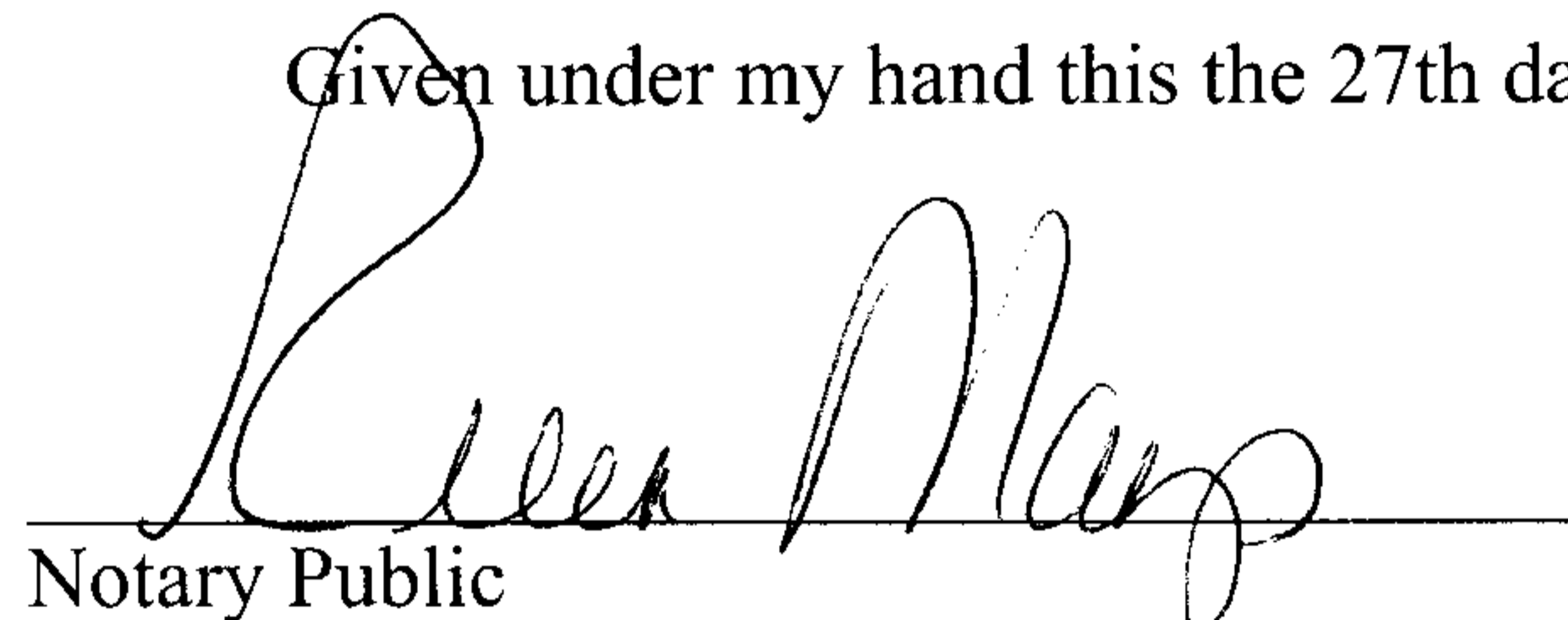
**R. SHAN PADEN**  
**CLOSING AGENT**

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

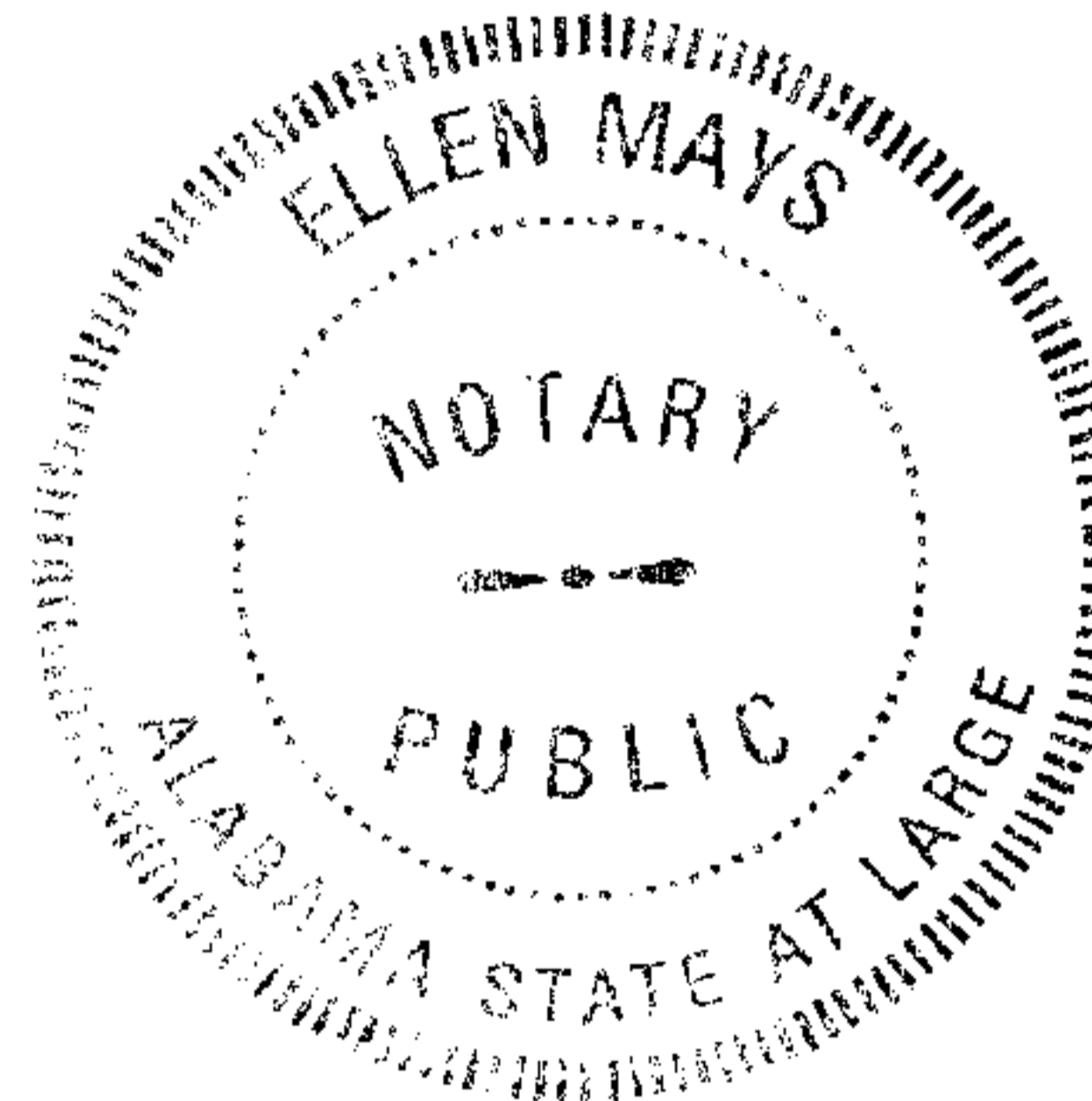
**ACKNOWLEDGEMENT**

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 27th day of January, 2009.

  
Notary Public

My commission expires: 12/20/12



Shelby County, AL 02/18/2009  
State of Alabama

Deed Tax: \$3.00