


**STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
John C. Phillips, Jr. and Brenda P. Phillips
104 Rosebury Circle
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**


20090629000249350 1/2 \$139.00
Shelby Cnty Judge of Probate, AL
06/29/2009 12:41:59 PM FILED/CERT

Know All Men by These Presents: That in consideration of **Two hundred ninety four thousand nine hundred and no/100 (\$294,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **HPH Properties, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John C. Phillips, Jr. and Brenda P. Phillips** (herein referred to as grantee, as joint tenants of survivorship, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

SUBJECT TO:

Taxes for the year beginning October 1, 2008 which constitutes a lien but are not due and payable until October 1, 2009.

Easements, building lines and restrictions as shown on recorded map.

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.

Restrictions appearing of record in Instrument No. 2006-62806; Instrument No. 2006-56760; Instrument No. 2007-1635; Instrument No. 2006-56759; Instrument No. 2006-31649 and Instrument No. 2006-58307.

Easement as set forth in Instrument No. 2006-42215.

\$170,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

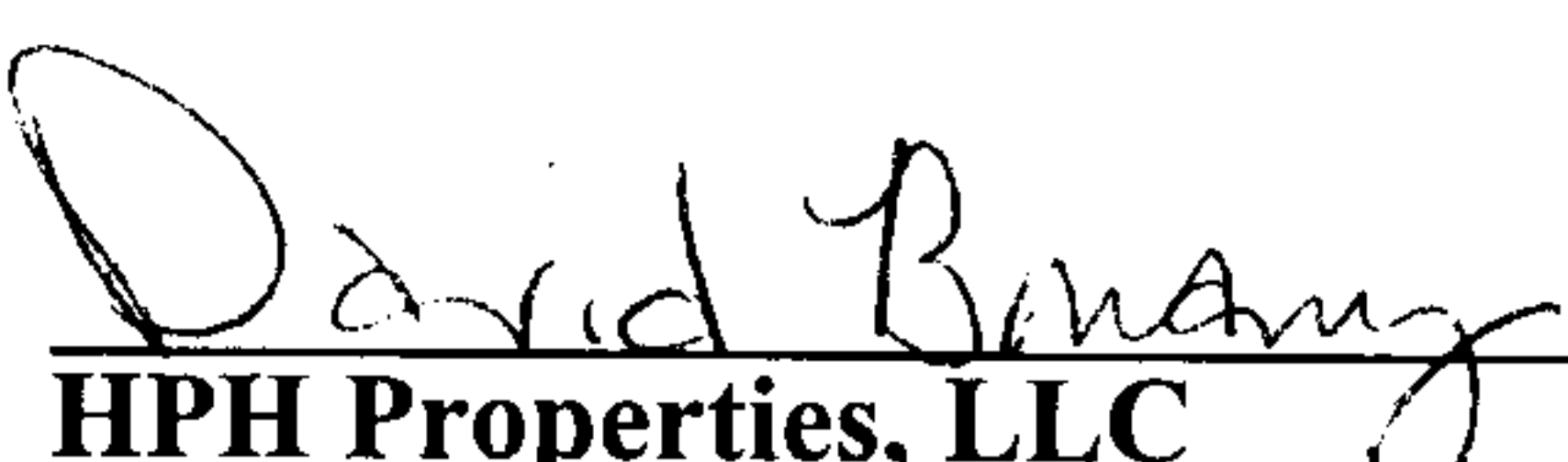
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, the said grantor HPH Properties, LLC, by David Bonamy, its Member, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 16th day of June, 2009.

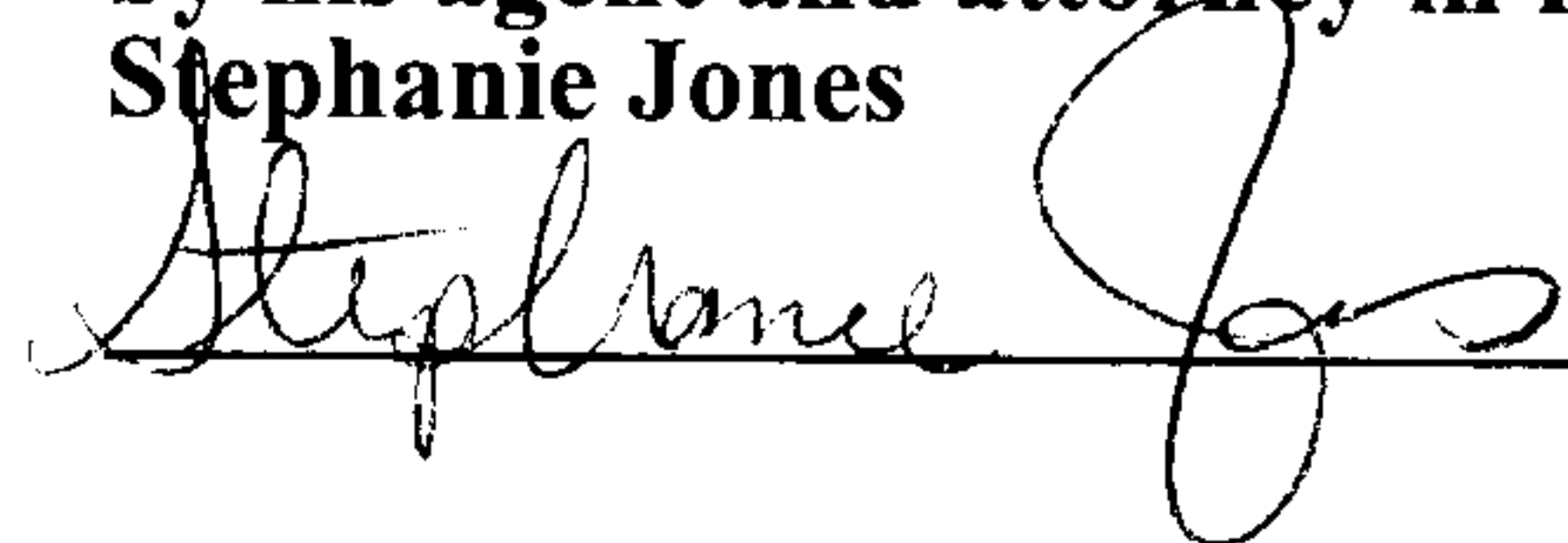
Shelby County, AL 06/29/2009

State of Alabama

Deed Tax : \$125.00



HPH Properties, LLC
By: David Bonamy
Its: Member
by his agent and attorney in fact
Stephanie Jones



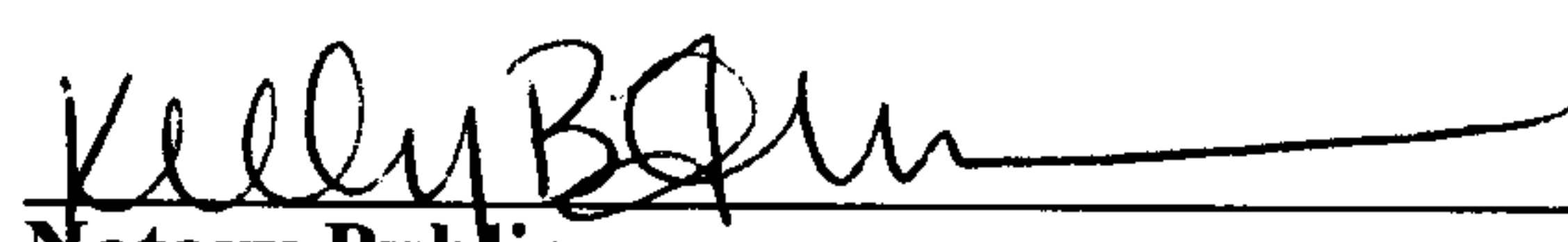
ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Attorney in Fact for David Bonamy as Member of HPH Properties, 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 this conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily for and as act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2009.

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010



Notary Public
My Commission Expires: 10-27-2010

EXHIBIT “A”

Lot 228B, according to a Resurvey of Lots 228A and 230A, of the Amended Map of Hillsboro, Phase I, as recorded in Map Book 41, Page 39, in the Probate Office of Shelby County, Alabama.