


**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

**STATE OF ALABAMA
COUNTY OF SHELBY**


20100430000132970 1/1 \$15.50
Shelby Cnty Judge of Probate, AL
04/30/2010 12:07:41 PM FILED/CERT

Send tax notice to:
Dedra M. Mathews and
Salvatore Vincent Russo
192 Appleford Road
Helena, AL 35080

Know All Men by These Presents: That in consideration of **Two hundred forty two thousand six hundred thirty two and 50/100 (\$242,632.50)** 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 **Dedra M. Mathews and Salvatore Vincent Russo** (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:

Lot 290, according to the Amended Map of Hillsboro Subdivision, Phase I, as recorded in Map Book 39, Page 104 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.

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.

\$238,236.00 of the purchase price recited above was paid from a purchase money mortgage 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 21st day of April, 2010.

Shelby County, AL 04/30/2010

State of Alabama

Deed Tax : \$4.50



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 21st day of April, 2010.



Notary Public
My Commission Expires: 10-27-2010