

R10-17576



20100525000165030 1/2 \$89.00  
Shelby Cnty Judge of Probate, AL  
05/25/2010 08:34:37 AM FILED/CERT

(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:**

KEYUR PATEL  
4232 CAHABA LAKE DRIVE  
HOOVER, AL 35216

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$299,900.00)** 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 **KEYUR PATEL**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 68, according to the Final Plat for Bent River – Phase IV, as recorded in Map Book 41, Page 64 A and B, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
- 2. EASEMENTS 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. 2009-47735 AND INST. NO. 2010-4289.**
- 5. SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED IN INST. NO. 20100518000154990**

\$224,925.00 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 26th day of April, 2010.

**HPH PROPERTIES, LLC**

**R. SHAN PADEN**

Shelby County, AL 05/25/2010  
State of Alabama  
Deed Tax : \$75.00

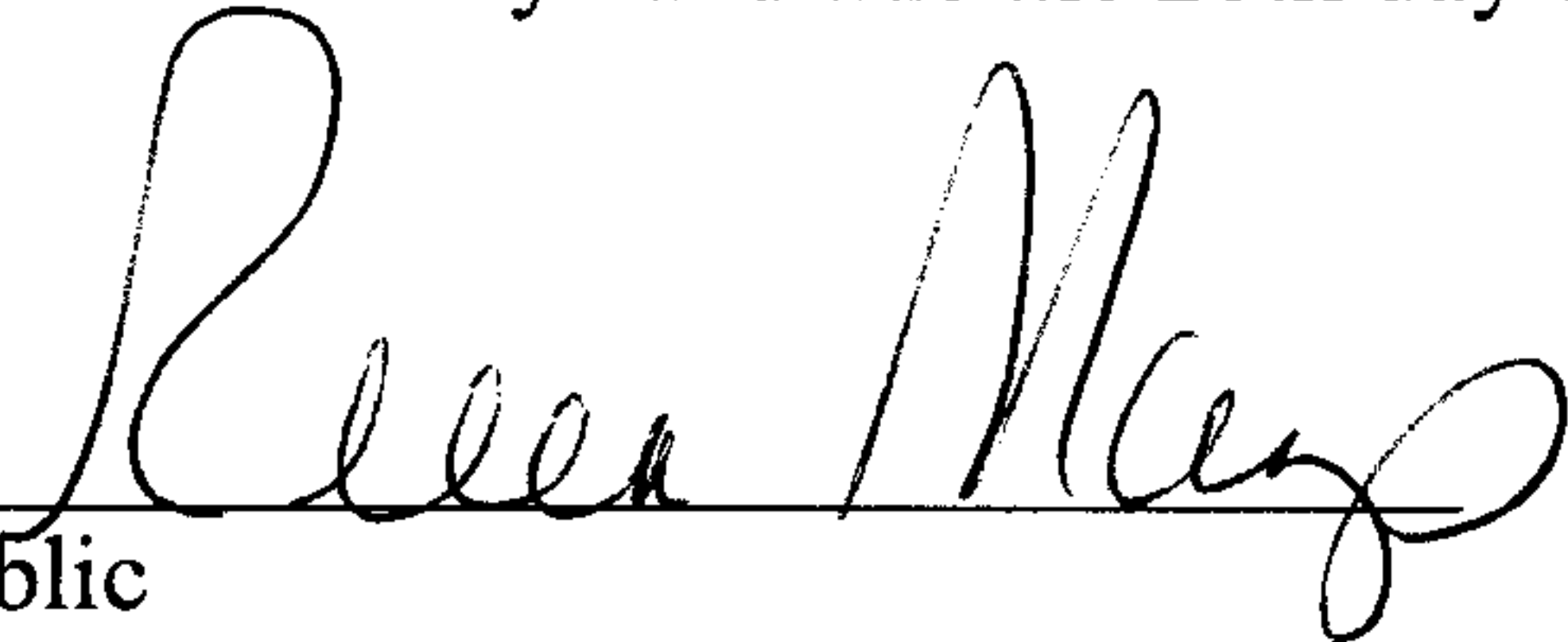
STATE OF ALABAMA)  
COUNTY OF SHELBY)

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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 26th day of April, 2010.

  
\_\_\_\_\_  
Notary Public

My commission expires: 12/20/12

