

STATUTORY WARRANTY DEED

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

Send tax notice to:
Dianne L. Baggett
168 Appleford Road
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That for and in consideration of **Two hundred forty six thousand six hundred and no/100 (\$246,600.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **HPH Properties, LLC** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Dianne L. Baggett** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 284, according to the Survey of Hillsboro Subdivision, Phase I, as recorded in Map Book 37, Page 104 A, B & 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.

Easement(s), building line(s) and restriction(s) 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.

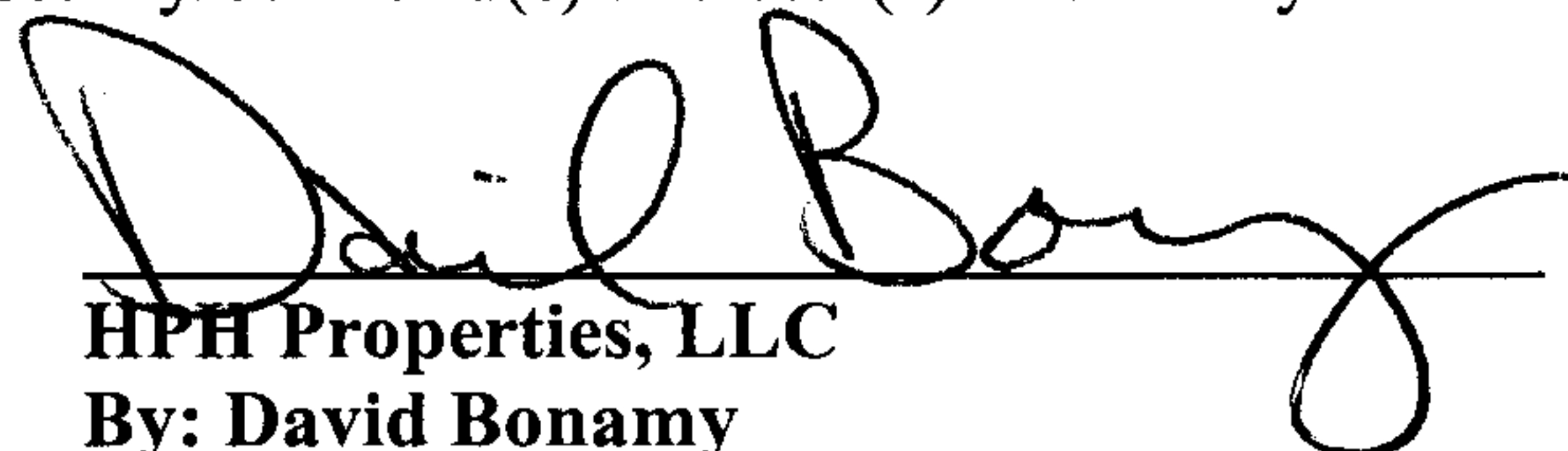
Easement as set forth in Instrument No. 2006-42215.

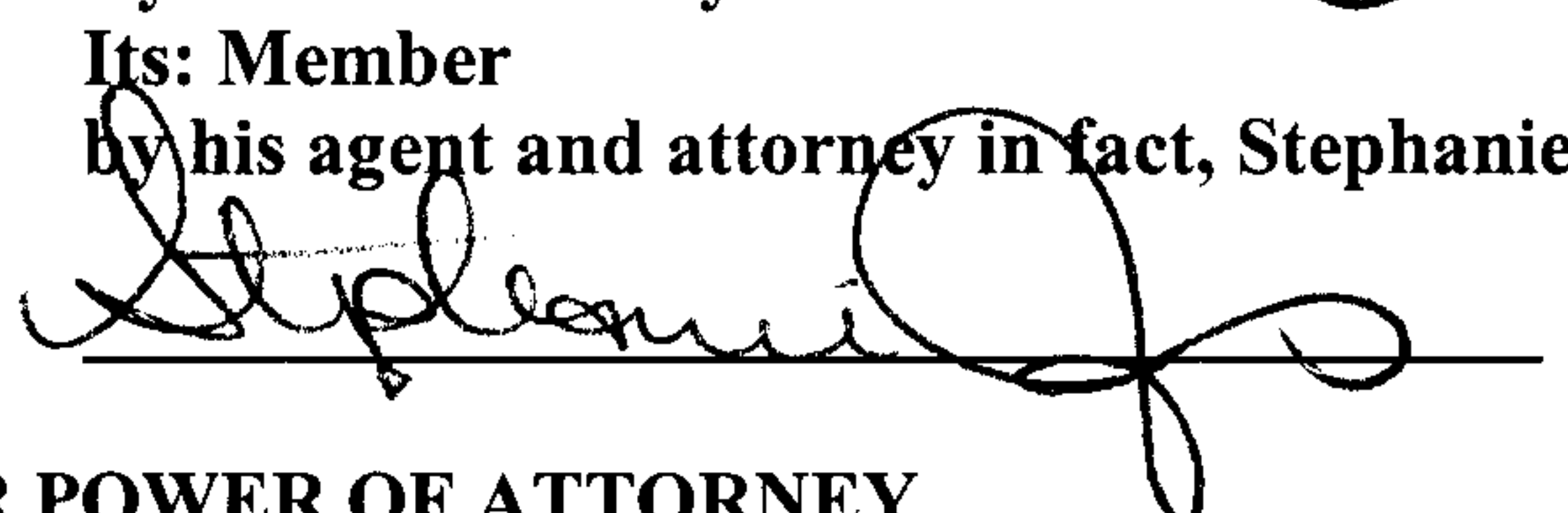
Subject to mineral and mining rights if not owned by Grantor.

\$243,323.00 of the purchase price herein above has been paid by a purchase mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

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 1st day of June, 2010.



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


Deed Tax : \$3.50

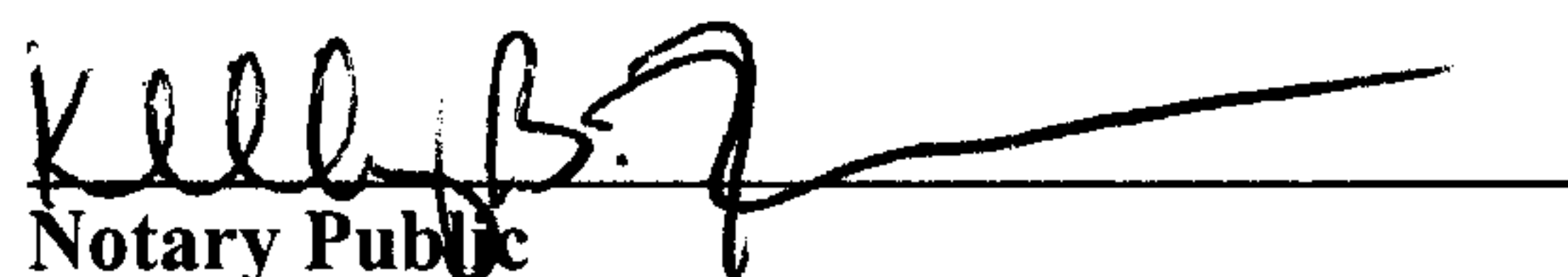
ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**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 1st day of June, 2010.

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



Notary Public
My Commission Expires: 10-27-2010