

R10-17652



20100902000283470 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
09/02/2010 09:49:41 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
Five Riverchase Ridge
Birmingham, Alabama 35244

FRED C. HUEY, III
4528 CAHABA RIVER BLVD
HOOVER, AL 35216

Shelby County, AL 09/02/2010

State of Alabama

Deed Tax : \$60.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED**

Know All Men by These Presents: That in consideration of THREE HUNDRED THOUSAND DOLLARS 00/100 (\$300,000.00) to the undersigned grantor, **HPH PROPERTIES, LLC, Alabama Limited Liability Co.**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **FRED C. HUEY, III and PAMELA M. BELROSE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 53, according to the Final Plat for Bent River – Phase IV, as recorded in Map Book 41, Page 64, 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. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) 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. **SEWER AND UTILITY EASEMENT RECORDED IN INST. NO. 2003-71329.**
6. **RIGHTS OF UTILITIES IN AND TO THAT PORTION OF THE VACATED RIGHT OF WAY AS RECORDED IN INST. NO. 20050330000145520 AND INST. NO. 20050208000064200.**
7. **RESTRICTIONS APPEARING OF RECORD IN BOOK 153, PAGE 395; BOOK 160, PAGE 495; BOOK 182, PAGE 1; BOOK 69, PAGE 582; MISC. BOOK 2, PAGE 298; MISC. BOOK 16, PAGE 768; BOOK 3, PAGE 717; BOOK 5, PAGE 815; DEED BOOK 277, PAGE 204; INST. NO. 9501-3042; MISC. BOOK 22, PAGE 589.**
8. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN BOOK 114, PAGE 134; INST. NO. 200406-4814; DEED BOOK 225, PAGE 979; DEED BOOK 129, PAGE 572 AND DEED BOOK 219, PAGE 734.**
9. **RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 320, PAGE 928.**
10. **AGREEMENT WITH PLANTATION PIPELINE RECORDED IN DEED BOOK 145, PAGE 275.**

**11. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED
BOOK 177, PAGE 38.**

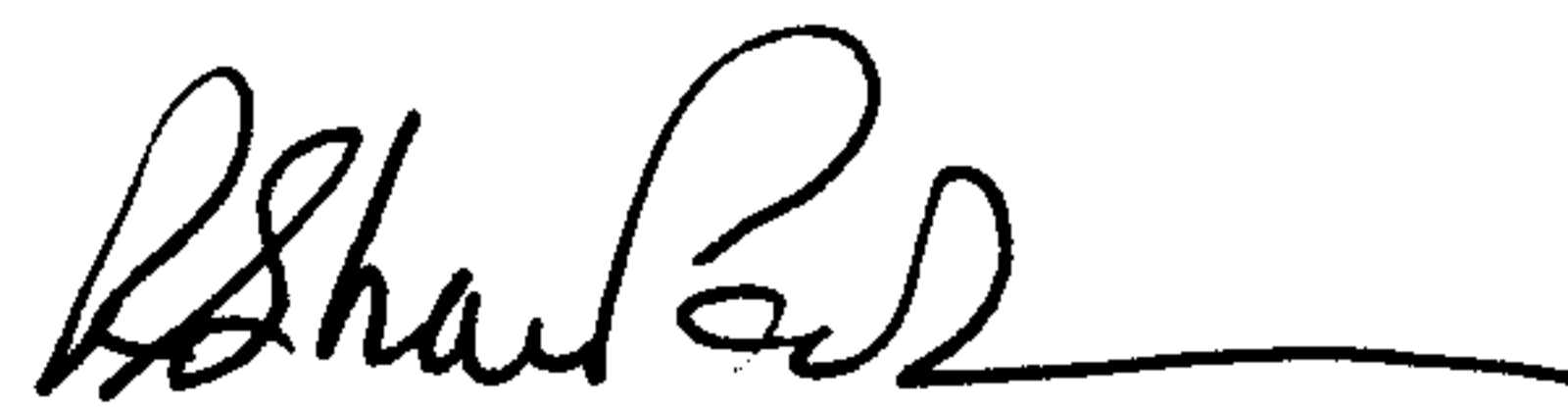
12. NOTICE OF PERMITTED LAND USES IN BOOK 160, PAGE 492.

\$240,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 **R. SHAN PADEN** as **CLOSING AGENT** of **HPH PROPERTIES, LLC** , has hereunto subscribed his/her/their name on this the 25th day August of 2010.

HPH PROPERTIES, LLC



**R. SHAN PADEN
CLOSING AGENT**

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

ACKNOWLEDGMENT

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 25th day August of 2010.



Notary Public

My commission expires: 12/20/12

