

17676  
20101008000334930 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
10/08/2010 11:42:05 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

**This instrument was prepared by:**

DAVID BONAMY  
PADEN & PADEN  
Five Riverchase Ridge  
Birmingham, Alabama 35244

**SEND TAX NOTICE TO:**

APRIL C. COBB  
3850 BENT RIVER ROAD  
HOOVER, AL 35216

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS 00/100 (\$235,000.00)** 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 **APRIL C. COBB**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 91, 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. 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.**

\$231,877.00 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.

Shelby County, AL 10/08/2010  
State of Alabama  
Deed Tax : \$3.50

IN WITNESS WHEREOF, the said **DAVID BONAMY** as **CLOSING AGENT** of **HPH PROPERTIES, LLC** , has hereunto subscribed his/her name on this the 24th day of September, 2010.

**HPH PROPERTIES, LLC**

**DAVID BONAMY**  
**CLOSING AGENT**


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

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DAVID BONAMY**, 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 24th day of September, 2010.

  
Notary Public

My commission expires: February 8, 2014