


This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
HPH Properties, LLC
2236 Cahaba Valley Drive, Suite 100
Birmingham, Alabama 35242

MINIMUM VALUE \$10,000.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)


20110504000134720 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/04/2011 12:55:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by HPH Properties, LLC (hereinafter referred to as "GRANTEES") to MMM Properties, LLC (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said HPH Properties, LLC, the following described real estate in Shelby County, Alabama, to wit:

Lot 230B, according to the Resurvey of Lots 228A and 230A of the Amended Map of Hillsboro Subdivision, Phase I, as recorded in Map Book 41, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2011 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said GRANTEES their heirs and assigns, forever

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$10.00

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 21st day of April, 2011.

MMM Properties, LLC

By: David Bonamy
Its: Managing Member

STATE OF ALABAMA §
§
JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Bonamy, whose name(s) is/are signed to the foregoing conveyance as the Managing Member of MMM Properties, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2011.

Bethany Smodrow Quaid
Notary Public
Commission expires: February 8, 2014