

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, P.C.
1813 Third Avenue N. Ste 200
Bessemer, AL 35020

SEND TAX NOTICE TO:

NICHOLAS D. LYONS
340 WILLOW LEAF CIRCLE
WILSONVILLE, AL 35186

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

\$30,000

Know All Men by These Presents: That in consideration of TEN AND 00/100 (\$10.00) DOLLARS to the undersigned grantor, WILLOW OAK HOMES, LLC, an Alabama Limited Liability Company, 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 EMBASSY HOMES, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 312, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. BUILDING LINE(S), EASEMENT(S) AND RESTRICTIONS AS SHOWN BY RECORDED MAP.
3. NO FURTHER SUBDIVISION OF LOTS AS RESTRICTED BY RECORDED MAP.
4. NOTE: MAP BOOK MAP BOOK 38, PAGE 137A, 137B AND 137C SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS - THE SUBDIVISION SHOWN HEREIN INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY, PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREET ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY".
5. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 20070725000346410 AND ADDENDUM TO SAID DECLARATION RECORDED IN INSTRUMENT 20071023000490210, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS REGARDING ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20071109000517700, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 103, PAGE 182 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



20120713000251070 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 07/13/2012
State of Alabama
Deed Tax: \$30.00

8. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN VOLUME 147, PAGE 571, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. EASEMENT TO BELLSOUTH, AS RECORDED IN INSTRUMENT 20071218000568300, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Willow Oak Homes, LLC by HPHB II, LLC, its sole member, by Ralph C. Parker as Manager, who is authorized to execute this conveyance, has hereunto subscribed his name on this the 23 day of May, 2012.

WILLOW OAK HOMES, LLC

By: HPHB II, LLC

Its: Sole Member

By:


Ralph C. Parker

Its: Manager

STATE OF ALABAMA)
COUNTY OF at large)


ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Ralph C. Parker**, whose name as Manager of HPHB II, LLC, an Alabama Limited Liability Company, said company being the sole member of Willow Oak Homes, LLC, an Alabama Limited Liability Company, 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, in his capacity as such Manager, and on behalf of HPHB II, LLC, as sole member of Willow Oak Homes, LLC, executed the same voluntarily for and as the act of said company.

Given under my hand this the 23 day of May, 2012.


Notary Public

My commission expires: Feb. 15, 2017


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