

(Name) H.P.H. PROPERTIES, INC.  
P.O. BOX 518  
(Address) MOODY, AL 35004

This instrument was prepared by  
(Name) PINACLE BANK  
(Address) 2013 CANYON ROAD, BIRMINGHAM, AL 35126  
Form 1-1-87 Rev. 1-88  
**WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA**

STATE OF ALABAMA }  
JEFFERSON COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of SIXTY THREE THOUSAND AND 00/100----- (63,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
H.P.H. PROPERTIES, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

LOTS 52, 53 and 60, according to the survey of St Charles Place, Phase Two, Sector 7, as recorded in Map Book 22, Page 45, in the Probate Office of Shelby County, Alabama.

Minerals and Mining rights excepted.

FULL AMOUNT OF WARRANTY DEED PAID FROM PROCEEDS OF MORTGAGE DEEDS FILED SIMULTANEOUSLY

04/21/1997-12265  
12:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOT 804 9.30

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this 10th day of April, 1997.

GREG GILBERT (Seal)  
GERG GILBERT, VICE PRESIDENT (Seal)  
(Seal) (Seal) (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY } **General Acknowledgment**

I, THE UNDER-SIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that GREG GILBERT, VICE PRESIDENT OF ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC. whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April, A. D. 19 97

Tomela C. Bold  
Notary Public.  
MY COMMISSION EXPIRES FEBRUARY 3, 2001

Inst # 1997-12265