

This Instrument Was Prepared By:  
**DICKERSON & MORSE**  
Attorneys-at-Law  
1920 Valleydale Road  
Birmingham, Alabama 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **THREE HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$344,500.00)** Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Shelby Development Co., Inc.**, a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **HPH Properties, Inc.**, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of ~~Jefferson~~ <sup>Shelby</sup> and State of Alabama, to-wit:

**LOTS 1 thru 13 according to the map of Amanda Trace Subdivision, as recorded in Map Book 23 Page 18, in the Office of Judge of Probate of Shelby County, Alabama.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of ~~Jefferson~~ <sup>Shelby</sup> County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversion, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest dower and the right of dower, property possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, GRANTOR heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Shelby Development Co., Inc.**, a Corporation, has hereunto set its signature by **Sheryl Berzette** its President duly authorized on this the 22<sup>ND</sup> day of SEPTEMBER, 1997.

**Shelby Development Co., Inc.**

By Sheryl Berzette  
**Sheryl Berzette**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Sheryl Berzette**, whose name as President of **Shelby Development Co., Inc.**, a corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 22 day of SEPTEMBER, 1997.

Sheryl Berzette  
Notary Public  
Inst # 1997-31447

My Commission Expires: 9/10/00

09/30/1997-31447  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 353.00

Inst # 1997-31447