

Grantee's Address:

8248 Wynwood Dr.
Helena, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED
(Survivorship)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable considerations to the undersigned Grantor, H.P.H. PROPERTIES, INC., in hand paid by STEVEN E. WHITAKER AND SHELBY W. WHITAKER, the receipt and sufficiency of which are hereby acknowledged, the said H.P.H. PROPERTIES, INC., do hereby grant, bargain, sell and convey unto the said STEVEN E. WHITAKER AND SHELBY W. WHITAKER, as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other, the following-described real estate, to-wit:

Lot 320, according to the Survey of Wyndham, Wynwood Sector, Phase II, as recorded in Map Book 23, Page 38, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in the Office of the Judge of Probate of Shelby County, Alabama, affecting said above-described real property.

TO HAVE AND TO HOLD unto the said STEVEN E. WHITAKER AND SHELBY W. WHITAKER, as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other. This conveyance is made under express authority of Code of Alabama, 1975, Section 35-4-7.

And the said H.P.H. PROPERTIES, INC., does, for itself, its successors and assigns, covenant with the said STEVEN E. WHITAKER AND SHELBY W. WHITAKER, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the

Prepared By
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 Attorneys at Law
 P. O. Box 269
 Opelika, AL 36803-2069

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 SHELBY COUNTY X002 14:50

same unto the said STEVEN E. WHITAKER AND SHELBY W. WHITAKER, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, H.P.H. PROPERTIES, INC., has caused this conveyance to be executed as authorized and shown by resolution attached hereto and marked "Exhibit A" on this the 12th day of February, 1998.

H.P.H. PROPERTIES, INC.,

SEAL

ATTEST:

Curtis Harper
Its Secretary

BY:

Alan C. Howard
Its PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Alan C. Howard and Curtis Harper, whose names as President and Secretary, respectively, of H.P.H. Properties, Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal of office this the 12th day of February, 1998.

[Signature]
Notary Public

My Commission Expires
5-29-99

EXHIBIT A

THE JOINT RESOLUTION OF THE BOARD OF DIRECTORS AND STOCKHOLDERS
OF H.P.H. PROPERTIES, INC.

BE IT RESOLVED, by the Board of Directors and Stockholders of H.P.H. Properties, Inc., in joint meeting, as follows:

That Alan C. Howard, the President, and Curtis Harper, the Secretary, are hereby authorized to enter into and execute a warranty deed to Steven E. Whitaker and Shelby W. Whitaker under such terms and conditions as are agreed upon between the President and Secretary and H.P.H. Properties, Inc., conveying to Steven E. Whitaker and Shelby W. Whitaker the following-described real property owned by the corporation:

Lot 320, according to the Survey of Wyndham, Wynwood Sector, Phase II, as recorded in Map Book 23, Page 38, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

And that Alan C. Howard, as President of this corporation, is authorized and empowered and directed to sign such warranty deed and such other and further instruments and documents as may be required by the said H.P.H. Properties, Inc., for and in the name of said corporation, and Curtis Harper, as Secretary of this corporation, is authorized and empowered and directed to affix the corporate seal of this corporation to said warranty deed and to such other and further documents as may be required by the said H.P.H. Properties, Inc., and to attest the same for and on behalf of the corporation.

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the resolution legally presented and passed and adopted by all of the Directors and Stockholders of H.P.H. Properties, Inc., at a meeting of the Board of Directors and stockholders of said corporation, duly called and held on the 12th day of February, 1998, at which meeting all Directors and Stockholders were present and voted; that notice of the time and place and purpose of said meeting was duly waived in writing by all Directors and Stockholders of said corporation; that said resolution is duly recorded in the Minute Book of the corporation; and that the officers named in said resolution have been duly elected to their respective offices and are the present incumbents thereof.

Witness my hand this the 12th day of February, 1998.

Curtis Harper, Secretary of
H.P.H. Properties, Inc. and
Secretary of said meeting of said
corporation

SWORN TO, ACKNOWLEDGED, AND
SUBSCRIBED BEFORE ME ON THIS
THE 12th DAY OF FEBRUARY,
1998.

[Signature]
Notary Public

My Commission Expires 5-27-99

Inst # 1998-05541

02/19/1998-05541
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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