

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
KATHERINE BAKER

104 Amanda Place  
Pelham, AL 35124

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY-TWO THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$142,900.00)** to the undersigned grantor, **H.P.H. PROPERTIES, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto **KATHERINE BAKER** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 3, according to the Survey of Amanda Trace, as recorded in Map Book 23, Page 18, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

**Subject to:**

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

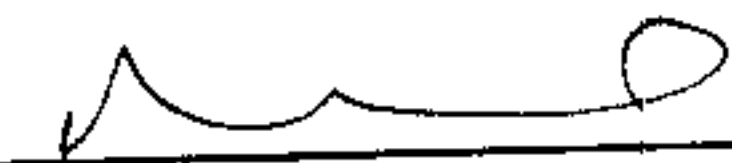
\$128,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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, the said GRANTOR, by its President, Alan C. Howard, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 30th day of June, 1998.

H.P.H. PROPERTIES, INC.

By:   
Alan C. Howard  
President

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alan C. Howard, whose name as President of H.P.H. PROPERTIES, 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, he, 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 30th day of June, 1998.

  
Notary Public

My Commission Expires:

07/08/1998-25674  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HEL 23.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-25674