

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

SEND TAX NOTICE TO:  
HPH PROPERTIES, INC.  
2363 Lakeside Drive  
Birmingham, AL 35244

Inst # 1998-27740

STATE OF ALABAMA}  
COUNTY OF Shelby}

Corporation Form Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$21,900.00)** to the undersigned grantor, **ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC.**, a corporation. (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **HPH PROPERTIES, INC.** (herein referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama:

Lot 311, according to the Survey of Wyndham, Wynwood Sector, as recorded in Map Book 23, Page 37, in the Probate Office of Shelby County, Alabama.

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.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, **GREG GILBERT**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 2nd day of July, 1998.

ROYAL CONSTRUCTION AND DEVELOPMENT CO.,  
INC.

By: 

GREG GILBERT

Its: Vice-President

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **GREG GILBERT**, whose name as Vice-President of **ROYAL CONSTRUCTION AND 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, 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 2nd day of July, 1998.

  
Notary Public

My Commission Expires: 5/29/99

07/21/1998-27740  
12:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.50