

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

SEND TAX NOTICE TO:
STARR V. BYERS

8239 WYNWOOD DRIVE
HELENA, AL 35080

STATE OF ALABAMA}
Shelby COUNTY}

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY-FOUR THOUSAND THREE HUNDRED SIXTY-FOUR AND 25/100 DOLLARS (\$144,364.25)** to the undersigned grantor, **HPH PROPERTIES**, 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 **STARR V. BYERS** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 325, 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.

\$129,000.00 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 Vice-President, **RALPH C. PARKER**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 23rd day of July, 1998.

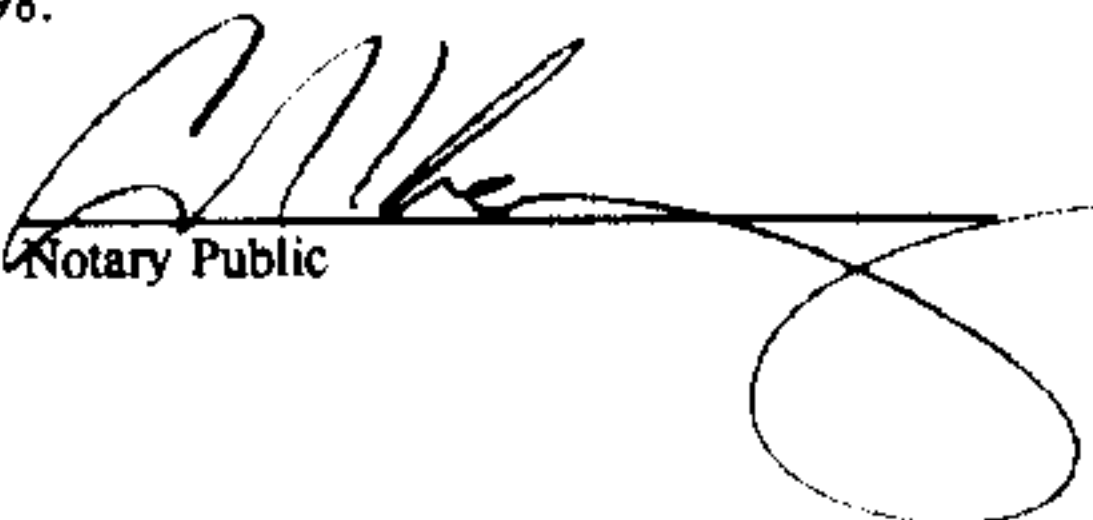
HPH PROPERTIES

By: 
RALPH C. PARKER
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 **RALPH C. PARKER**, whose name as Vice-President of **HPH PROPERTIES**, 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 23rd day of July, 1998.


Notary Public

My Commission Expires: 05/29/99

07/28/1998-28693
12:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 24.00

Inst • 1998-28693

CLAYTON T. SWEENEY, ATTORNEY AT LAW