

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

SEND TAX NOTICE TO:  
ROGER A. BROWN

8332 Wynwood Circle  
Helena, AL 35080

PO Box 381773  
BHAM AL 35238-1773

STATE OF ALABAMA)  
SHELBY COUNTY)

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED DOLLARS AND NO/100's (\$153,400.00)** to the undersigned grantor, **H.P.H. PROPERTIES, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE hereinafter, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto **ROGER A. BROWN** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 351, according to the Survey of Wyndham, Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$145,730.00 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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary, Curtis Harper, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 6th day of April, 1999.

H.P.H. PROPERTIES, INC.

By: Curtis Harper  
Curtis Harper  
Secretary

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Curtis Harper, whose name as Secretary 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 6th day of April, 1999.

[Signature]  
Notary Public

My Commission Expires

Inst # 1999-15657

04/13/1999-15657  
11:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRW 16.50