

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

SEND TAX NOTICE TO:
FRED N. MASSENGILL
JOYCE E. MASSENGILL
8317 Wynwood Circle
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

Corporation Form Deed-TWR105

KNOW ALL MEN BY THESE PRESENTS. That in consideration of ONE HUNDRED FIFTY-THREE THOUSAND DOLLARS AND NO/100's (\$153,000.00) 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 whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto FRED N. MASSENGILL and JOYCE E. MASSENGILL (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 337, 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.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/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 Secretary, Curtis Harper, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 25th day of June, 1999.

H.P.H. PROPERTIES, INC.

By:


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 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 25th day of June, 1999


Notary Public

My Commission Expires: 6/5/03

Index # 1999-27418

06/30/1999-27418
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 161.90

CLAYTON T. SWEENEY, ATTORNEY AT LAW