

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Donna J. Neilson
8353 Wynwood Circle
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

Inst # 1999-29653

07/15/1999-29653
1:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HAS 39.50

That in consideration of **ONE HUNDRED FIFTY TWO THOUSAND NINE HUNDRED AND NO 100 DOLLARS (\$152,900.00)** to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **H.P.H. PROPERTIES, INC., A CORPORATION** (herein referred to as Grantor) does grant, bargain, sell and convey unto **DONNA J. NEILSON** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 343, 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 existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 129,965.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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; that we will and my 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, We have hereunto set our hands and seal, this 9th day of July, 1999.

H.P.H. PROPERTIES



BY: ALAN HOWARD, PRESIDENT

COUNTY OF JEFFERSON)

STATE OF ALABAMA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ALAN 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, in his capacity as such officer and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal, this the 9th day of July, 1999.


Notary Public

My Commission Expires:

11-20-2000