

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

SEND TAX NOTICE TO:
WILLIAM MILTON SCHROEDER, JR.

STATE OF ALABAMA)
SHELBY COUNTY)

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY-NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$59,900.00) 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 which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto WILLIAM MILTON SCHROEDER, JR. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.


\$53,311.00 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 President, Alan C. Howard, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 14th day of July, 1999.

H.P.H. PROPERTIES, INC.

By: 
Alan C. Howard
President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alan C. 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, 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 14th day of July, 1999.


Notary Public

My Commission Expires: 6/5/03

Inst # 1999-31161

07/27/1999-31161
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 18.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"

A 0.789 Acre parcel located in the Southwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the North line of the Southwest Quarter of the Northwest Quarter of Section 31 a distance of 554.45 feet to the Point of Beginning; thence continue Easterly along the same course a distance of 329.33 feet; thence right 90°00'00" Southerly 36.97 feet; thence left 12°45'04" Southeasterly 92.31 feet to a point on a curve, said curve being concave Southeasterly with a radius of fifty feet and a central angle of 56°39'04"; thence turn right 90°00'00" to the tangent of said curve and run Southwesterly, then Southerly 49.44 feet along the arc of said curve; thence turn right 90°00'00" from the tangent of said curve Northwesterly 336.03 feet radially from said curve; thence right 70°16'25" Northerly 39.97 feet to the Point of Beginning.

Grantor reserves unto itself, its successors and/or assigns the following non exclusive easement :

A public emergency access easement being fifteen feet wide along the East side of the hereon described subject parcel being more particularly described as follows:

Commence at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the North line of the Southwest Quarter of the Northwest Quarter of Section 31 a distance of 554.45 feet to a point; thence continue Easterly along the same course a distance of 329.33 feet to the Point of Beginning of the East side of the fifteen foot wide easement; thence right 90°00'00" Southerly 36.97 feet; thence left 12°45'04" Southeasterly 92.31 feet to a point on a curve, said curve being concave Southeasterly with a radius of fifty feet and a central angle of 56°39'04", being the Point of Termination of the easement. It is the intention herein that the West side lines of the easement be extended Northerly and Southerly to terminate at the boundary lines of the subject parcel.

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