

48

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

HAMPTON HOMES, INC.  
104 KING CHARLES LANE  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-35805

08/26/1999-35805  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
FOR CDR 32.00

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWO THOUSAND FIVE HUNDRED and 00/100 (\$102,500.00) DOLLARS to the undersigned grantor, BEACON DEVELOPMENT COMPANY, L.L.P., a partnership, 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 HAMPTON HOMES, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 349, 350, 351, 352, AND 353, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR 1, PHASE 1, AS RECORDED IN MAP BOOK 25, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. EASEMENT(S); BUILDING LINE; AND, RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 171, PAGE 279.
4. RIGHT-OF-WAY GRANTED TO SOUTHERN NATURAL GAS, RECORDED IN VOLUME 90, PAGE 477.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1999/25577.

\$61,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BEACON DEVELOPMENT COMPANY, L.L.P., by its PARTNER, ALAN C. HOWARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of August, 1999.

BEACON DEVELOPMENT COMPANY, L.L.P.  
By:   
ALAN C. HOWARD, PARTNER

STATE OF ALABAMA)

COUNTY OF SHELBY)

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALAN C. HOWARD, whose name as PARTNER of BEACON DEVELOPMENT COMPANY, L.L.P., a partnership, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 23<sup>rd</sup> day of August, 1999.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.02

Inst • 1999-35805

08/26/1999-35805  
09:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CMH 52.00