

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

Send Tax Notice To:  
H.P.H. Properties, Inc.  
2224 Cahaba Valley Drive, Suite B-3  
Birmingham, AL 35242

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Eighteen Thousand Five Hundred and 00/100 (\$18,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Beacon Development Company, LLP**, a limited liability partnership (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEE**, **H.P.H. Properties, Inc.**, (hereinafter referred to as **GRANTEE**), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of **Alabama**, to-wit:

**Lot 247, according to the Survey of Savannah Pointe, Sector II, Phase 1, as recorded in Map Book 25, Page 115, in the Probate Office of Shelby County, Alabama.**

**Subject To:**

**Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.**

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, its successors and assigns forever.

**AND SAID GRANTOR**, for said **GRANTOR**, **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** successors and assigns, that **GRANTOR** is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTOR** will, and **GRANTOR'S** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEE**, and **GRANTEE'S** successors and assigns forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, said **GRANTOR** has hereunto set his hand and seal this the 16th day of March, 2000.

**Beacon Development Company, LLP**

  
Curtis Harper, Vice Managing Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Curtis Harper**, whose name as **Vice Managing Member of Beacon Development Company, LLP**, a limited liability partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such **Vice Managing Member** and with full authority, signed the same voluntarily for and as the act of said limited liability partnership.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 16th day of March, 2000.

  
**NOTARY PUBLIC**

My Commission Expires 6/3/03

Inst # 2000-08893

03/21/2000-08893  
10:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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