

This instrument was prepared by:
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2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
Eric W. Vaughan
116 Hannah Circle
Calera, AL 35040

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty-Four Thousand Two Hundred Forty-Four and 00/100 (\$124,244.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **H.P.H. Properties, Inc., an Alabama corporation** (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**, **Eric W. Vaughan**, (hereinafter referred to as **GRANTEE**), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 238, according to the Survey of Savannah Pointe, Sector II, Phase I, 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.

\$123,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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**, his heirs and assigns forever.

AND SAID **GRANTOR**, for said **GRANTOR**, **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** heirs 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** heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **GRANTOR** has hereunto set his hand and seal this the **24th** day of **March**, 2000.

H.P.H. Properties, Inc.


Curtis Harper, Secretary

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 Secretary of H.P.H. Properties, Inc., an Alabama corporation, 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 Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **24th** day of **March**, 2000.


NOTARY PUBLIC

My Commission Expires: 6/5/03

Inst # 2000-10594

04/03/2000-10594
09:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
GG1 CJ1 10.00