

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 B3  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of Sixteen Thousand Five Hundred and 00/100 (\$16,500.00), and other good and valuable consideration, this day in hand paid to the undersigned **Beacon Development Company, LLP**, an Alabama 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 91, according to the Survey of Savannah Pointe, Sector III, Phase I, as recorded in Map Book 25, Page 113, in the Office of the Judge of Probate 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.

All 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, 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 5th day of June, 2000.

Beacon Development Company, LLP

  
Alan C. Howard, Member

STATE OF ALABAMA )

COUNTY OF )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alan C. Howard, whose name as Member of Beacon Development Company, LLP, an Alabama 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 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 5th day of June, 2000.

  
NOTARY PUBLIC  
My Commission Expires 07/5/03

Inst # 2000-19520

06/12/2000-19520  
08:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NMS 9.50