

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 390E
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, L.L.P., 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 53, according to the Survey of Savannah Pointe, Sector III, Phase II, as recorded in Map Book 27, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.


Subject To:
Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.

\$73,500.00 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, 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 **18th** day of **January**, 2001.

Beacon Development, L.L.P.

Alan C. Howard, Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alan C. Howard, whose name as Managing Member of Beacon Development, L.L.P., 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 18th day of January, 2001.


NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2001-02744

01/25/2001-02744
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 001 12.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW