

Value \$94,900.00

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:

Barry Wade East
127 Charlton Lane
Calera, AL 35040

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety Four Thousand Nine Hundred Ninety Two and 50/100 Dollars (\$94,992.50), to the undersigned Grantor, H.P.H. Properties, Inc., an Alabama Corporation, (herein referred to as GRANTOR) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said GRANTOR does by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Barry Wade East (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Savannah Pointe Sector III Phase II, as recorded in Map Book 27, Page 122, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-way, covenants and restrictions of record.

\$85,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns in fee simple forever, together with every contingent remainder and right of reversion.

The GRANTOR does for itself, its successors and assigns, covenant with GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 27th day of April, 2001.

H.P.H. Properties, Inc.

By



Its:

PRES

Inst # 2001-18350

05/09/2001-18350
07:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 109.00

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared ALAN HOWARD, whose name as PRESIDENT of H.P.H. Properties, Inc., an Alabama Corporation, 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 this conveyance, he as such officer, and with full authority, executed the same voluntarily for and as the act of said Corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 27th day of April, 2001.


CHRISTOPHER M. SHADDIX

Notary Public

Commission Expires: 06-12-02

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, AL 35203

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