

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: LARRY J. HILL AND TERESA A. HILL, 1016 MILL SPRINGS DRIVE, HOOVER, AL 35244

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$335,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, H & P CUSTON HOMES, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, LARRY HILL AND WIFE, TERESA A. HILL (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 19-A, ACCORDING TO THE RESURVEY OF LOTS 19, 20 AND 21 OF MILL SPRINGS ESTATES, 2ND SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 61 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 61.
- (5) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument no. 1999-18863.
- (6) Subject to Easement and Right of Way to APCO as recorded in Instrument no. 2000-11860.
- (7) Subject to Release of liability as shown in deed recorded in Instrument No. 1997-23616.

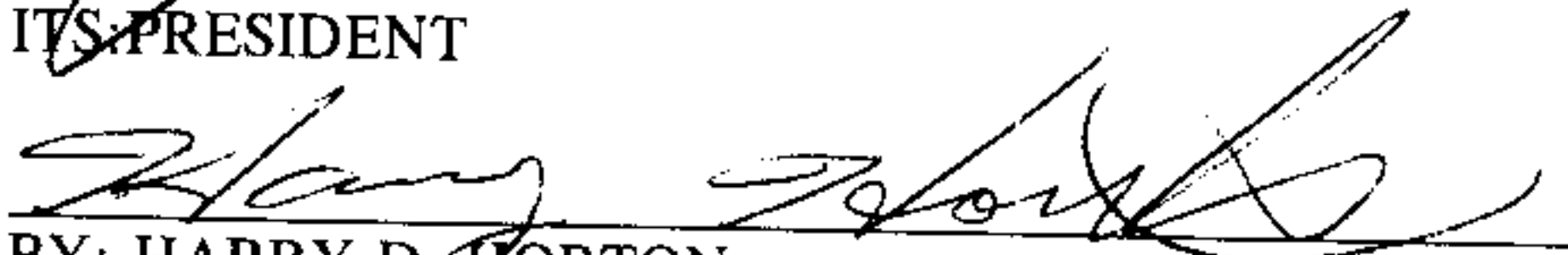
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on MAY 11, 2001.

H & P CUSTON HOMES, INC.


BY: JIMMIE E. PARKER
ITS: PRESIDENT


BY: HARRY D. HORTON
ITS: SECRETARY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JIMMIE E. PARKER, whose name is signed as PRESIDENT of H & P CUSTON HOMES, INC., and HARRY D. HORTON, whose name is signed as SECRETARY of H & P CUSTON HOMES, INC. a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the MAY 11, 2001

Inst # 2001-22320

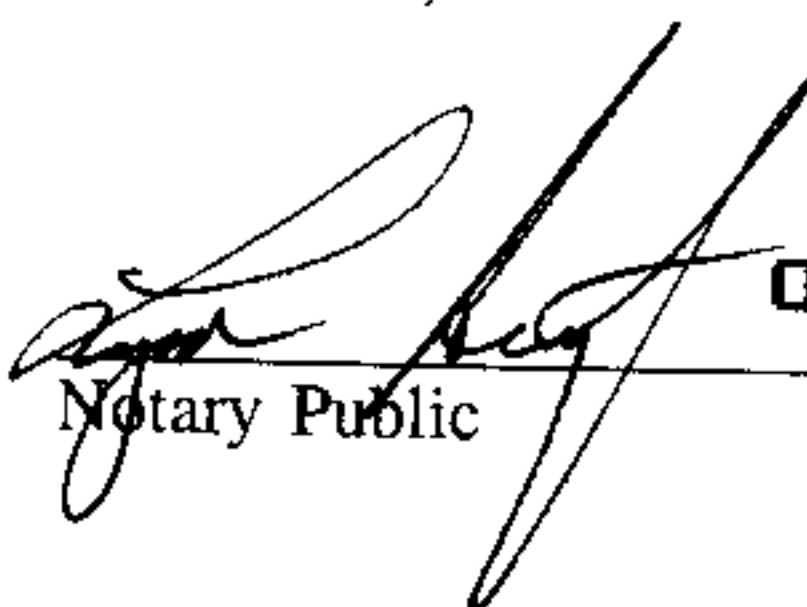
06/01/2001-22320

01:30 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 DLH 347.50

My commission expires:


Notary Public