

Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:

Edwin Muehlbauer
967 McAllister Drive
Calera, Al 35040

\$121,000.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

Inst # 2001-30959

07/25/2001-30959

01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 135.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Twenty One Thousand and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, HPH Properties, Inc. (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Edwin P. Muehlbauer, married, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 246 according to the Survey of Savannah Pointe Sector II, Phase I as recorded in Map Book 25, Page 115, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his 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 they are entitled to the immediate possession thereof; 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its
signature by Alan Howard its President on this the 19 day
of July, 2001.

HPH Properties, Inc.

Alan Howard, President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Alan Howard as President of
HPH Properties, Inc. 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 the conveyance, as such duly
authorized officer executed the same voluntarily for and as the
act of said corporation.

Given under my hand and official seal this the 19TH day of
July, 2001.

Notary Public

My Commission Expires:

8-29-07

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