

6/01

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SUSAN L. WEBB
817 MILL SPRINGS PLACE
HOOVER, AL 35244

Inst # 2001-30992

07/25/2001-30992
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 251.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FORTY THOUSAND FOUR HUNDRED and 00/100 (\$340,400.00) DOLLARS to the undersigned grantor, H & P CUSTOM HOMES. INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SUSAN L. WEBB, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 47, ACCORDING TO THE SURVEY OF MILL SPRINGS ESTATES - 3RD SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENT OVER THE REAR 15 FEET OF SAID PARCEL FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AS SHOWN ON RECORDED MAP.
4. 35 FOOT BUILDING RESTRICTION LINE FROM MILL SPRINGS PLACE AS SHOWN ON RECORDED MAP.
5. NOTES AND RESTRICTIONS AS SET OUT ON RECORDED MAP.
6. RESTRICTIONS AND COVENANTS APPEARING OF RECORD UNDER INSTRUMENT #2000-280.
7. RIGHT OF WAY GRANTED SHELBY COUNTY RECORDED IN VOLUME 216, PAGE 24.
8. RIGHT OF WAY GRANTED ALABAMA POWER COMPANY RECORDED UNDER INSTRUMENT #2000-23198; VOLUME 101, PAGE 570 AND VOLUME 220, PAGE 67.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED UNDER INSTRUMENT #2000-38681.

10. RIGHTS, CONDITIONS AND RELEASE OF DAMAGES AS RECORDED UNDER INSTRUMENT #1997-23616.

\$103,300.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

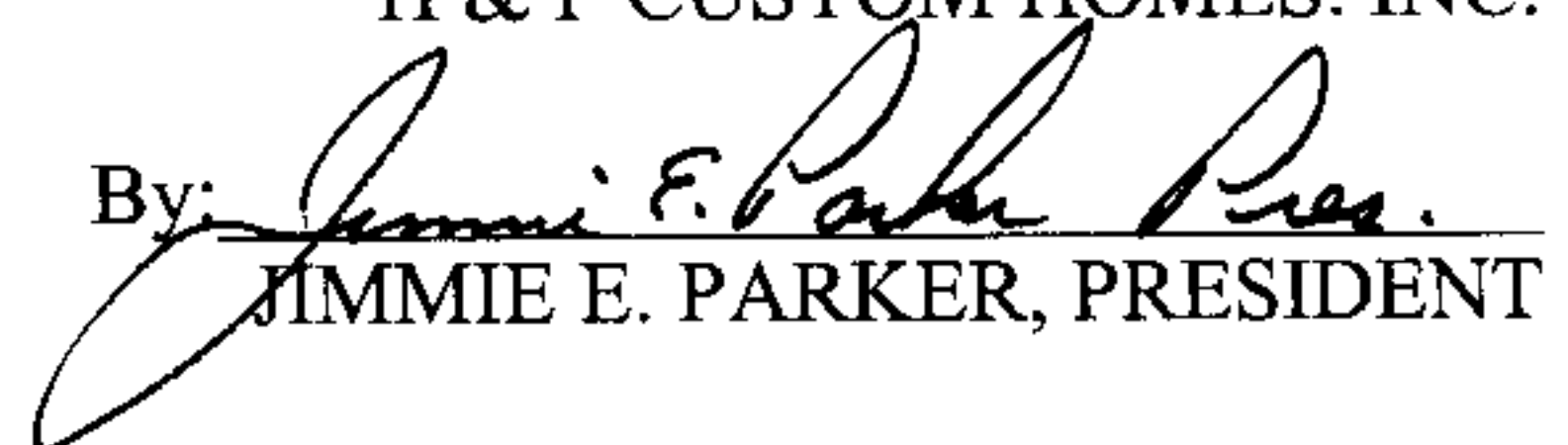
TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or 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, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, H & P CUSTOM HOMES. INC., by its PRESIDENT, JIMMIE E. PARKER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 5th day of July, 2001.

H & P CUSTOM HOMES. INC.

By:


JIMMIE E. PARKER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JIMMIE E. PARKER, whose name as PRESIDENT of H & P CUSTOM HOMES. INC., a 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 5th day of July, 2001.


Notary Public

My commission expires: 7/1/02

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