

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Michael E. Ingram  
154 Charlton Lane  
Calera, AL 35040

STATE OF ALABAMA )

COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of One Hundred Eleven Thousand Two Hundred and 00/100 (\$111,200.00), and other good and valuable consideration, this day in hand paid to the undersigned **HPH Properties, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michael E. Ingram**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 74, according to the Survey of Savannah Pointe Sector II Phase III, as recorded in Map Book 29, Page 13, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

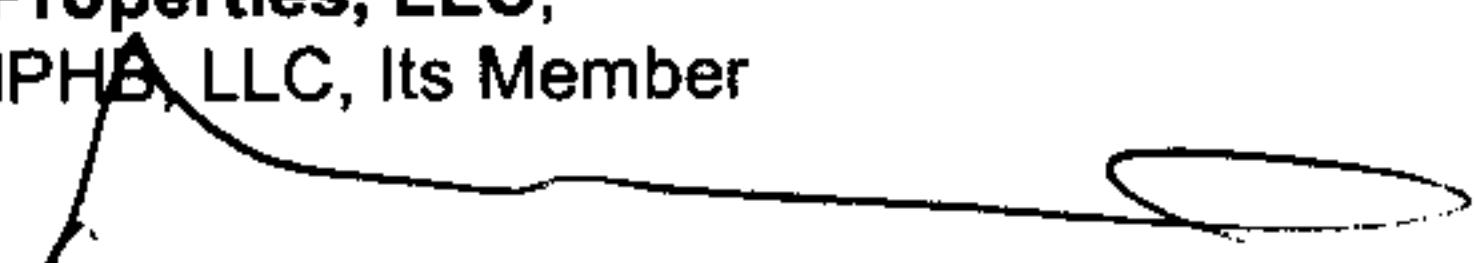
\$105,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **1st** day of **March**, **2002**.

**HPH Properties, LLC,**  
By: **HPH, LLC, Its Member**

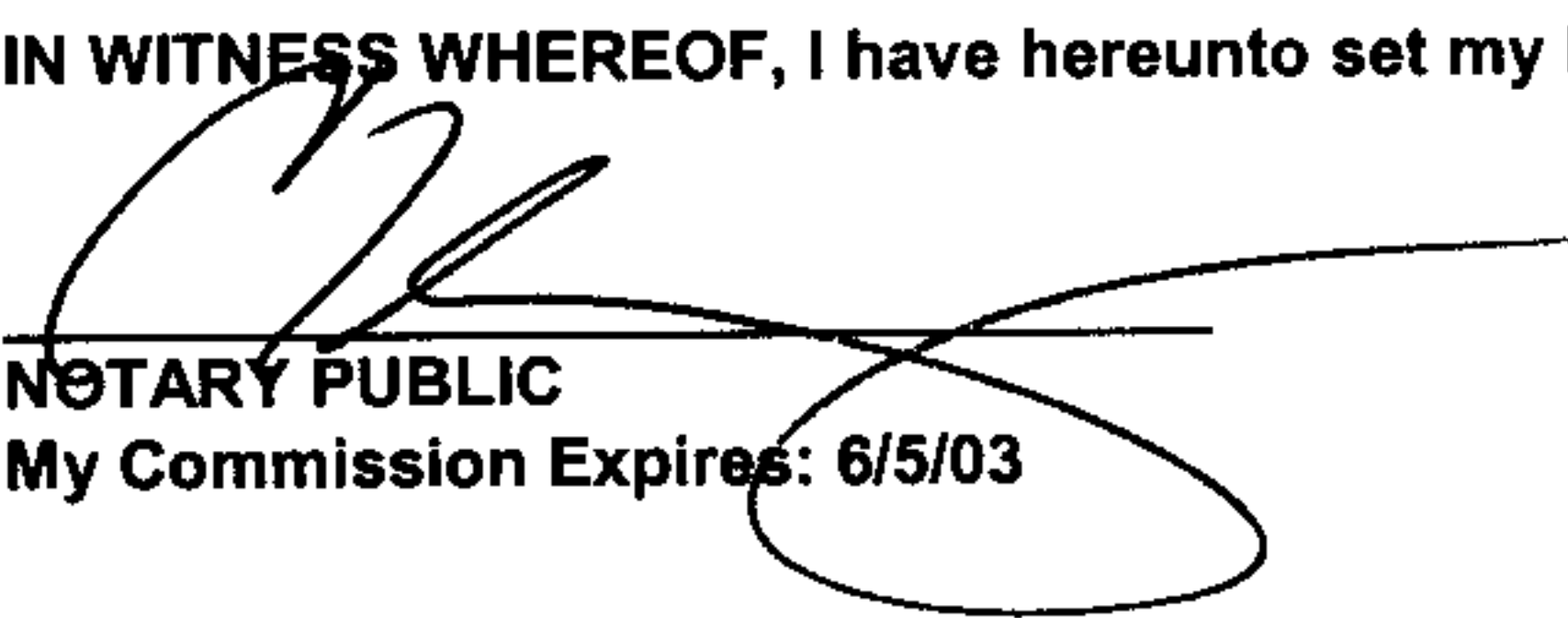
By:   
**Alan C. Howard, Member**

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 Member of HPHB, LLC, an Alabama limited liability company, in its capacity as Member of HPH Properties, LLC, an Alabama limited liability company 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 company, acting in its capacity as Member of HPH Properties, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of March, 2002.

  
NOTARY PUBLIC  
My Commission Expires: 6/5/03

Inst # 2002-10952

03/07/2002-10952  
09:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 17.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

2002-10952