

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

Send Tax Notice To:
William Jason Bearden
964 Savannah Lane
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty-Nine Thousand Nine Hundred and 00/100 (\$89,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **HPH Properties, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **William Jason Bearden**, (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 94, according to the Survey of Savannah Pointe Sector II Phase IV, as recorded in Map Book 29, Page 45, 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.

\$85,400.00 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **30th** day of **May**, 2002.

HPH Properties, Inc.

Alan C. Howard by Ken Crittenden Attorney in Fact
Alan C. Howard, President
by Ken Crittenden, Attorney in Fact

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Ken Crittenden, whose name as Attorney in Fact under that certain Limited Power of Attorney recorded on May 13, 2002 in Instrument #20020513000224200, in the Probate Office of Shelby County, Alabama, for **Alan C. Howard**, whose name as President, of HPH Properties, Inc., a corporation, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance/instrument, he, as such office and with full authority, executed the same voluntarily for and as the act of said corporation acting in his capacity as such Attorney in Fact.

Given under my hand and seal of office this the 30th day of May, 2002.

[Signature]
NOTARY PUBLIC

My commission expires: 6-5-2003

CLAYTON T. SWEENEY, ATTORNEY AT LAW