

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

Send Tax Notice To:
HPH Properties, LLC
2236 Cahaba Valley Drive, Suite 100
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN DOLLARS and 00/100 (\$148,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Beacon Development Company, LLP, an Alabama limited liability partnership** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **HPH Properties, LLC**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

PARCEL I:

Lot 418 , according to the Survey of Savannah Pointe, Sector V, Phase I, as recorded in Map Book 26, Page 50, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lot 326 , according to the Survey of Savannah Pointe, Sector IV, Phase I, as recorded in Map Book 26, Page 49, in the Probate Office of Shelby County, Alabama.

The preparer of this instrument makes no representations as to the status of the title of the property conveyed herein.

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.

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 GRANTEES, its successors and assigns forever.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the _____ day of _____, 2002.

Beacon Development Company, LLP




Alan C. Howard, Managing 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 Managing Member of Beacon Development Company, LLP, an Alabama limited liability partnership, 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, she as such Officer and with full authority, signed the same voluntarily for and as the act of said limited liability partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of June, 2002.


NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: **Jul 16, 2005**
BONDED THRU NOTARY PUBLIC UNDERWRITERS