

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

Send Tax Notice To:
Anthony F. Zagar and Amanda B. Stanley
886 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 **One Hundred Seventeen Thousand Four Hundred Nine and 00/100 (\$117,409.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **H.P.H. Properties, Inc., an Alabama corporation** (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, **Anthony F. Zagar and Amanda B. Stanley**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 70, 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.

\$116,488.00 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 GRANTEES, their heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **15th** day of **July**, 2002.

H.P.H. Properties, Inc.


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 State, hereby certify that Ken Crittenden as Attorney in Fact for Alan C. Howard, whose name as President of H.P.H. Properties, Inc., an Alabama corporation, and whose name as Attorney in Fact, under that certain Limited Power of Attorney recorded on July 17, 2002, in Instrument # 20020717000332880 in the Probate Office of Shelby County, Alabama, 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 Attorney in Fact for said Officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of July, 2002.


NOTARY PUBLIC
My Commission Expires: 06/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW