

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

Send Tax Notice To:
Howard Finley, Jr.
301 Savannah Circle
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 Fifty-Nine Thousand Nine Hundred and 00/100 (\$159,900.00)**, 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, **Howard Finley, Jr.**, (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 430, 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.

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.

\$127,920.00 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **12th** day of **July**, 2002.

HPH Properties, Inc.

Alan C. Howard by Ken Crittenden Atty 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 July 17, 2002 in Instrument # 20020717000332970, 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 officer 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 12th day of July, 2002.

Elizabeth B. J.
NOTARY PUBLIC

My commission expires: 4/29/06

CLAYTON T. SWEENEY, ATTORNEY AT LAW