

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Susan S. Hitt, d/b/a
913 12th Avenue
Pleasant Grove, AL 35127

WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Sixteen Thousand Five Hundred and no/100--
-\$16,500.00) Dollars and other good and valuable consideration to
the undersigned Grantor(s), Oliver R. Hitt, a married man, (herein
referred to as Grantor(s) in hand paid by the Grantee(s) herein,
the receipt of which is hereby acknowledged, the said Grantor(s) do
by these presents, grant, bargain, sell and convey unto the said
Susan S. Hitt, d/b/a Hitt Builders (herein referred to as
Grantee(s), whether one or more), the following described real
estate, situated in Shelby County, Alabama, to-wit:

Lot 35 according to the survey of St. Charles Place Jackson Square, Phase Two, Sector One as recorded in Map Book 18, Page 76 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, to the said Grantee(s) their heirs and assigns, forever.

The Grantor hereby certifies that the above described property does not constitute the homestead as defined by Code Section 6-10-2 of said Grantor or of said Grantor's spouse.

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30 day of June, 1994.

Oliver R. Hitt
Oliver R. Hitt

07/11/1994-21661
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 27.50

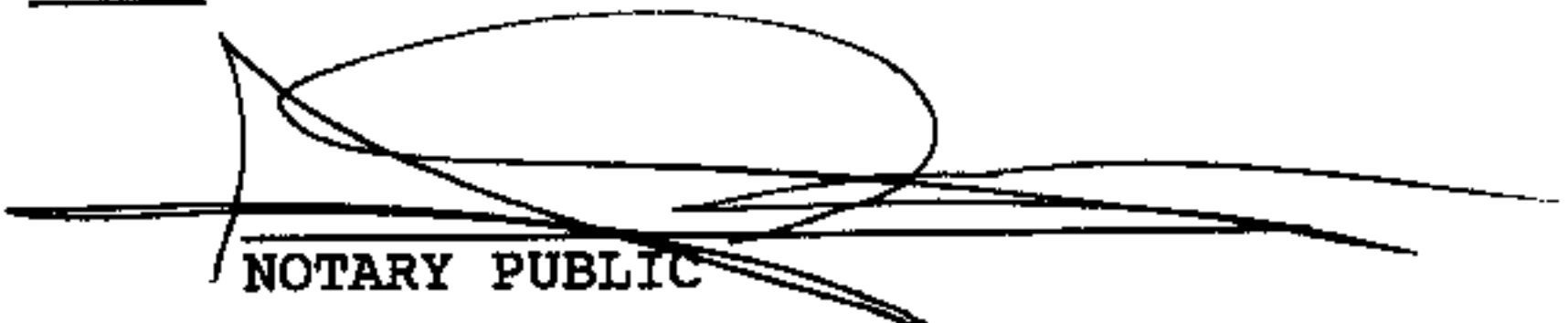
Inst # 1994-21661

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Oliver R. Hitt, a married man, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 30 day of June, 1994.


NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-31-95

Inst # 1994-21661

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