

16-2129

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

CHARLES S. PEEK  
179 ST. CHARLES DRIVE  
HELENA, AL 35080

Inst # 1996-03708

STATE OF ALABAMA)  
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED and 00/100 (\$113,900.00) DOLLARS to the undersigned grantor, HITT BUILDERS, L.L.C. an Alabama Limited Liability Company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CHARLES S. PEEK, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF SAINT CHARLES PLACE, JACKSON SQUARE, PHASE TWO, SECTOR THREE, AS RECORDED IN MAP BOOK 20, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. 20 foot building set back line as shown by recorded plat.
3. 10 foot easement along the westerly side of subject property for storm drainage as shown by recorded plat.
4. Right of way to Shelby County, Alabama in Pending Suit 2, page 165 and Deed Book 185, page 98.
5. permit to Alabama Power Company in Deed Book 233, page 586.
6. Restrictions, conditions limitations and easements as set forth in Instrument #1995-20548.

\$108,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

02/03/1996-03708  
01:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 17.00

IN WITNESS WHEREOF, the said GRANTOR, HITT BUILDERS, L.L.C., by its MANAGER, SUSAN S. HITT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of January, 1996.

HITT BUILDERS, L.L.C.

By: *Susan S. Hitt*  
SUSAN S. HITT, MANAGER

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SUSAN S. HITT, whose name as MANAGER of HITT BUILDERS, L.L.C., an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 29th day of January, 1996.

*[Signature]*  
Notary Public

My commission expires: 7/16/98

Inst # 1996-03708

02/05/1996-03708  
01:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCU 17.00