

SEND TAX NOTICE TO:

This instrument prepared by:  
 Melissa Kessler Smith  
 2700 Hwy 280, Suite 60  
 Birmingham, AL 35223

(Name) Dwight C. Edwards  
 (Address) 305 Kevin Way  
Bessemer, AL 35023

**Warranty Deed**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED SEVENTEEN THOUSAND AND NO/100-----  
 ----- DOLLARS (\$117,000.00)  
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,  
Craig Lawrence Hitpas and Linda Anne Hitpas, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Dwight C. Edwards and Gwendolyn D. Edwards

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby  
County, Alabama to-wit:

**PARCEL 1:**

Lot 15, according to, the Second Sector of the Residential Subdivision,  
 Highlands, as recorded in Map Book 11, page 25, in the Probate Office of  
 Shelby County, Alabama.

**PARCEL 2:**

A part of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 20  
 South, Range 4 West, Huntsville Principal Meridian, Shelby County, Alabama,  
 more particularly described as follows: Commence at the Southeast corner of  
 the Southeast, 1/4 of the Northeast 1/4 of Section 14, Township 20 South,  
 Range 4 West, Huntsville Principal Meridian, Shelby County, Alabama; thence  
 Northerly along the East line thereof 326.40 feet; thence turn left 106  
 degrees 00 minutes 37 seconds and run Southwesterly 138.84 feet to the  
 Southeast corner of Lot 15 of the Second Sector of the Residential Subdivision  
 Highlands as the Point of Beginning; thence continue along the last described  
 course and along the South line of said Lot 15 for 130.55 feet to the  
 Southwest corner of said Lot 15; thence turn left 151 degrees 40 minutes 10  
 seconds and turn Southeasterly 114.07 feet; thence turn left 58 degrees 08  
 minutes 25 seconds and run Northeasterly 28.63 feet; thence turn left 52  
 degrees 30 minutes 35 seconds and run Northeasterly 40.26 feet to the Point of  
 Beginning.

Subject to: All Easements, Restrictions and Rights of Way of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever: it being the intention  
 of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
 herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not  
 survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we/I have set our/my hand(s) and seal(s), this 23rd day of October, 1996.  
 Signed, sealed and delivered in the presence of:

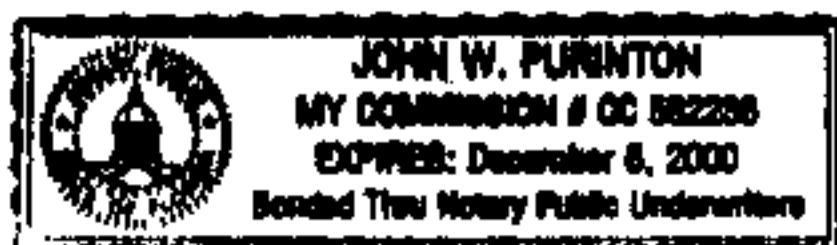
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 (Seal)  
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 (Seal)  
Craig Lawrence Hitpas  
 \_\_\_\_\_  
 (Seal)  
Linda Anne Hitpas  
 \_\_\_\_\_  
 (Seal)

STATE OF Florida  
Santa Rosa COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Craig Lawrence Hitpas and wife, Linda Anne Hitpas  
 whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
 on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 19 day of October, A.D., 1996.



My Commission Expires:

Notary Public