

(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

CRAYTON D. PATTERSON, JR.
DBA PATTERSON HOMEBUILDERS
404 TRACE COURT
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY SIX THOUSAND and 00/100 (\$26,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HENRY R. HITPAS and MARILYN M. HITPAS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CRAYTON D. PATTERSON, JR. DBA PATTERSON HOMEBUILDERS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION, THE HIGHLANDS, AS RECORDED IN MAP BOOK 11, PAGE 25 A& B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
 2. 35 foot building line, as shown by recorded map.
 3. 10 foot easement on Northeast, as shown by recorded map.
 4. Mineral and mining rights and rights incident thereto and restrictions or covenants recorded in Instrument #1993-28394, in the Probate Office of Shelby County, Alabama.
 5. Mineral and mining rights and rights incident thereto recorded in Volume 162, page 381, in the Probate Office of Shelby County, Alabama.
 6. Right of way to South Central Bell, recorded in Real 133, page 39, in the Probate Office of Shelby County, Alabama.
- Restrictions or Covenants recorded in Real 123, page 133 and Real 133, page 25, in the Probate Office of Shelby County, Alabama.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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

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JOS. HILL
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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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, HENRY R. HITPAS and MARILYN M. HITPAS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 16th day of June, 1998.


HENRY R. HITPAS


MARILYN M. HITPAS

STATE OF ALABAMA)
COUNTY OF SHELBY)

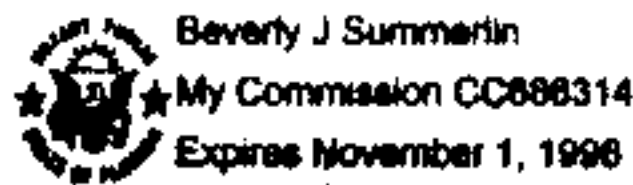
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HENRY R. HITPAS, MARILYN M. HITPAS whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of June, 1998.


Notary Public

My commission expires: _____



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SHELBY COUNTY JUDGE OF PROBATE

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