20060612000277500 1/2 $70.00
Shelby Cnty Judge of Probate,AL
06/12/2006 01:06:19PM FILED/CERT

Send tax notice to:
JOE LEONARD MARCH
ANN VICTORIA MARCH
125 STEVENS CIRCLE
BIRMINGHAM, AL 35244
06–1294

This instrument prepared by:
KREPS LAW FIRM, LLC.
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Eight Thousand and No/100 Dollars ($278,000.00), in hand paid to the undersigned, **CHARLES N. HOIT AND LETA L. HOIT HUSBAND AND WIFE,** (hereinafter referred to as the "Grantor") by **JOE LEONARD MARCH AND ANN VICTORIA MARCH**, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 43, ACCORDING TO THE AMENDED PLAT, BROOKHAVEN, SECTOR III, AS RECORDED IN MAP BOOK 11, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat

($222,400.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 31ST day of May, 2006

Charles N. Hoit
CHARLES N. HOIT

Leta L. Hoit
LETA L. HOIT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that CHARLES N. HOIT AND LETA L. HOIT, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31ST day of May, 2006.

Notary Public

[NOTARIAL SEAL] My Commission expires: 3-6-07

Shelby County, AL 06/12/2006
State of Alabama

Deed Tax:$56.00