

This Instrument was prepared by:

Jack H. Harrison, P. C.
Attorney at Law
1855 Data Drive, Suite 100
Hoover, Alabama 35244

Send Tax Notice to:

Susan A. Hitt, d/b/a
Hitt Builders

913-12TH AVE.
PLEASANT GROVE, AL
35127

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$16,500.00) and other good and valuable consideration, in hand paid by SUSAN A. HITT, d/b/a HITT BUILDERS, (GRANTEES) receipt of which is hereby acknowledged, ST. CHARLES PLACE, an Alabama General Partnership, (GRANTOR) does grant, bargain, sell and convey unto the GRANTEES, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lot 40, 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 and situated in Shelby County, Alabama.

Subject to current taxes, a lien but not yet payable.

Less and except mineral and mining rights.

Subject to easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEES, their successors and assigns, forever.

And the said GRANTOR, does for itself and for its successors and assigns, covenant with the said GRANTEES, their successors and

09/23/1994-28998
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.50

Inst # 1994-28990

assigns, that it is lawfully seized in fee simple of said premises, and that it has a good right to grant and convey the aforesaid property.

IN WITNESS WHEREOF, the Managing Partner of the Grantor, in his capacity as such Managing Partner and with full authority to do so, has hereunto set his hand and seal, this the 21st day of September, 1994.

ST. CHARLES PLACE, an Alabama
General Partnership

WEATHERLY ENTERPRISES, INC.
Its Managing Partner

By: Greg Gilbert
Greg Gilbert
Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Gilbert, Vice President of Weatherly Enterprises, Inc., Managing Partner of St. Charles Place, whose name 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 foregoing conveyance, he, in his capacity as such Managing Partner and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of September, 1994.

B. Lynn McLaughlin
NOTARY PUBLIC

Inst. # 1994-28990 Expires: 7-15-95

09/23/1994-28990
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.50

Inst # 1994-28990