

This Instrument was prepared by:

Send Tax Notice to:

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Hitt Builders, L.L.C.

**THIS DEED IS PREPARED WITHOUT A TITLE SEARCH OR SURVEY.**

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$17,300.00)** and other good and valuable consideration, in hand paid by **HITT BUILDERS, L.L.C., (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 45, according to the survey of St. Charles Place, Jackson Square, Phase Two, Sector Two as recorded in Map Book 19, Page 78 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

02/28/1995-05204  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 28.50

9/13 - 12<sup>th</sup> Ade  
Pleasant Grove, AL  
35127

Inst # 1995-05204

and assigns, covenant with the said GRANTEES, their successors and 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 17<sup>th</sup> day of February, 1995.

ST. CHARLES PLACE, an Alabama  
General Partnership

WEATHERLY ENTERPRISES, INC.  
Its Managing Partner

By: [Signature]  
Steven E. Chambers  
President

STATE OF ALABAMA)

COUNTY OF SHELBY)

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven E. Chambers, 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 17<sup>th</sup> day of February, 1995.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 5-23-98

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