

05/11/1995-12351
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 121.50

Inst # 1995-12351

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JANET L. WALDEN
502 BARONNE STREET
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$110,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SUSAN S. HITT, A MARRIED WOMAN D/B/A HITT BUILDERS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JANET L. WALDEN, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF SAINT CHARLES PLACE, JACKSON SQUARE, PHASE TWO-SECTOR ONE, AS RECORDED IN MAP BOOK 18, PAGE 76, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. 20 foot building set back line as shown by record plat.
3. Declaration of Protective Covenants as shown by instrument #1994-14579.
4. Right of Way to Shelby County in Pending Suit 2, page 165 and Deed Book 185, page 98.
5. Permit to Alabama Power Company in Deed Book 233, page 586.
6. Alabama Power Company right of way as shown by record plat.
7. Mineral and mining rights excepted in Instrument #1994-16793.
8. Right of Way in favor of Alabama Power Company along the northerly side of subject property as shown by record plat.

THIS PROPERTY DOES CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HER SPOUSE.

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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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, SUSAN S. HITT D/B/A HITT BUILDERS, have hereunto set his, her or their signature(s) and seal(s), this the 5th day of May, 1995.

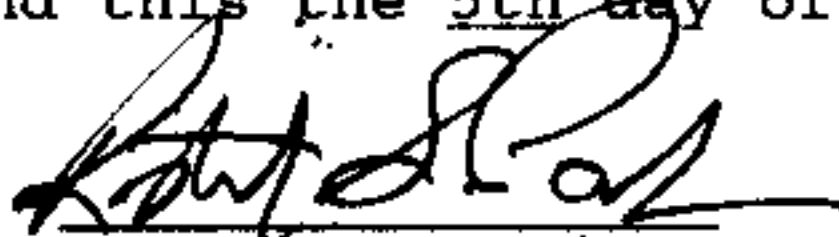

SUSAN S. HITT D/B/A HITT BUILDERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SUSAN S. HITT D/B/A HITT BUILDERS, 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 5th day of MAY, 1995.


Notary Public

My commission expires: 7/16/95

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