

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130 West # 1995-14289
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

VIRGINIA C. MURPHY
523 BARONNE STREET
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

06/01/1995-14289
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SNA 61.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED and 00/100 (\$112,500.00) 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 PERSON D/B/A HITT BUILDERS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto VIRGINIA C. MURPHY, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 37, 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 recorded 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 recorded plat.
7. Mineral and mining rights excepted in Instrument #1994-16793.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HER SPOUSE.

\$62,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 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 22ND day of May, 1995.

Susan S. Hitt D/B/A Hitt Builders
SUSAN S. HITT D/B/A HITT BUILDERS

Post # 1995-14289

06/01/1995-14289
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 61.00

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 22 day of May, 1995.

[Signature]
Notary Public

My commission expires: 7/16/98