

96-2160

1990-9637

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

(RECORDING)
This Instrument was
prepared by:

SEND TAX NOTICE TO:

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

BRYAN R. WHITEHOUSE
526 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 FIVE THOUSAND FIVE HUNDRED and 00/100 (\$105,500.00) DOLLARS to the undersigned grantor, HITT BUILDERS, L.L.C., an Alabama Limited Liability Company, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto BRYAN R. WHITEHOUSE, A SINGLE PERSON, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

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 OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building set back line and easement as shown by recorded plat.
3. Restrictive covenants and conditions in Instrument No. 1995-1720.
4. Right of way to Shelby County as recorded 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. Right of way to Alabama Power Company as shown on recorded map of subdivision.

\$100,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, HITT BUILDERS, L.L.C.,
by its MANAGER, SUSAN S. HITT who is authorized to execute this
conveyance, has hereunto set its signature and seal, this the 23rd
day of February, 1996.

03/01/1996-06637
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 16.50

HITT BUILDERS, L.L.C.

By: Susan S. Hitt
SUSAN S. HITT, MANAGER

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, whose name as MANAGER of HITT BUILDERS, L.L.C., An Alabama Limited Liability Company, 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 conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26 day of February, 1996.

Susan S. Hitt
Notary Public

My commission expires: 2/14/98

Inst # 1996-06637

03/01/1996-06637
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.50