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WARRANTY DEED

This Warranty Deed, executed this MAR 08 1996 between HENRY R. HITPAS and MARILYN M. HITPAS, husband and wife, of the county of Santa Rosa, State of Florida, (Grantor), whose post office address is 404 Navy Cove Blvd., Gulf Breeze, Florida 32561, and HENRY R. HITPAS AND MARILYN M. HITPAS, TRUSTEES, as tenants-in-common or their successors in trust under the HITPAS LIVING TRUST, dated MAR 08 1996, and any amendments thereto, (Grantee), of the State of Florida, county of Santa Rosa, whose post office address is 404 Navy Cove Blvd., Gulf Breeze, Florida 32561, and whose social security number is 346-12-0414 and 347-18-9026 and phone number is 904-932-4841.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, conveys to Grantee and Grantee's heirs, successor trustees, executors, administrators and assigns forever with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise manage or dispose of the following described land, situate lying and being in the County of Shelby, State of Alabama, to wit:

Lot 9, the Highlands, Sector II as recorded in Map Book 11, Page 25. Mineral and Mining rights excepted. Subject to covenant, easements and rights-of-way as recorded. Building plans must be approved by Architectural Committee as stated in recorded covenant. PARCEL I.D. #: _____ This property is being transferred without consideration as a result of Grantors estate planning decisions into Grantors Living Revocable Trust. An examination was not made of the title before transfer.

And Grantor covenants with the Grantee that, except as noted, at the time of the delivery of this deed:

1. Grantor was well seized of the aforesaid premises;
2. Grantor had good right and title to convey;
3. The premises are free from all encumbrances to Grantee except as follows: Restriction and easements of record and all taxes for 1996 and thereafter.
4. Grantee shall have the peaceable and quiet possession thereof;
5. Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever; and
6. Grantor will make such further assurance to perfect the fee simple title in Grantee and Grantee's heirs, executors, administrators and assigns as may be reasonably required.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Donald W. Worrell
Donald W. Worrell
Jeanelle Worrell
Jeanelle Worrell

Henry R. Hitpas
HENRY R. HITPAS
Marilyn M. Hitpas
MARILYN M. HITPAS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I CERTIFY, that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared HENRY R. HITPAS AND MARILYN M. HITPAS, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed same, and an oath was not taken. Said persons are personally known to me.

Witness my hand and seal in the county of Escambia, State of Florida on MAR 08 1996.

J. Mark Fisher
J. MARK FISHER, NOTARY

This Instrument prepared by: J. Mark Fisher, Esq. 151 S. Mary Esther, Blvd., Suite 304, Mary Esther, Florida 32569 (904) 244-8989 or Toll Free 1-800-977-9733



J. MARK FISHER
My Commission CC421988
Expires Nov. 20, 1998
Bonded by HAI
800-422-1555

03/18/1996-08684
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
001 SHM