

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
JAMES MICHAEL ANASTASIA  
TANYA ELIZABETH CRAIG ANASTASIA  
527 Bayhill Ridge Circle  
Birmingham, AL 35244

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Warranty Deed/ITWRQS

1996-28444

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIX THOUSAND DOLLARS AND NO/100's (6,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we CHARLES N. HOIT and wife, LETA L. HOIT, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto JAMES MICHAEL ANASTASIA and TANYA ELIZABETH CRAIG ANASTASIA (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

A Parcel of land being part of Lot 43 of Amended Plat Brookhaven Sector 3 as recorded in Map Book 11, Page 118, in the Probate Office of Shelby County, Alabama, said parcel more particularly described as follows: Commence at the westernmost corner of Lot 20, Heatherwood Forest, Sector Two, as recorded in Map Book 17, Page 129 in said Probate Office; thence run southeastwardly along the property line between Lot 20 and Lot 21 of last said subdivision 250.60 feet to a point on the traverse control line as shown on map of last said subdivision; thence turn 11 degrees 25 minutes 22 seconds left and run 69.22 feet to a point in the center of a creek, as now located, and the point of beginning of the parcel herein described; thence turn 145 degrees 47 minutes 56 seconds right and run northwestwardly 20.00 feet to an iron pin marker on the bank of said creek; thence continue northwestwardly on last described course 34.05 feet to an iron pin marker on the bank of said creek; thence continue northwestwardly on last described course 18.09 feet to a point in the center of said creek, as now located; thence run northwestwardly, northeastwardly, southeastwardly and southwestwardly along the center line of said creek 400 feet, more or less, as now located to the point of beginning.

Subject to:  
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 16th day of August, 1996.

*Charles N. Hoit*  
\_\_\_\_\_  
CHARLES N. HOIT  
*Leta L. Hoit*  
\_\_\_\_\_  
LETA L. HOIT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES N. HOIT and LETA L. HOIT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 1996.

08/29/1996-28444  
12:38 PM NOTARIZED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 14.50

My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW