

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

NAJJAR DENABURG, P.C.  
Attorneys at Law  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

GREGORY D. HIPPI  
218 ARBOR COURT  
STERRETT, ALABAMA 35147

Inst • 2000-20852

06/22/2000-20852  
10:05 AM CERTIFIED  
SHELBY COUNTY JUDGE & CLERK  
JLW

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWO THOUSAND ONE HUNDRED FORTY TWO AND NO/100 (\$202,142.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SIMIAN LAND, L.L.C. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GREGORY D. HIPPI, 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 1010, ACCORDING TO THE SURVEY OF THE ARBORES OF FOREST PARK, AS RECORDED IN MAP BOOK 25, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1999, which constitutes a lien, but are not yet due and payable until October 1, 2000.
2. 20 foot Easement on rear and 7 ½ foot easement on Southwest, as shown by recorded Map.
3. Restrictions as shown on recorded Map.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 236, page 825; Deed Book 139, page 127; Deed Book 133, page 210; Deed Book 126, pages 191, 192 and 323 and Deed Book 124, page 519, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto and release of damages recorded in Volume 53, page 262, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants as recorded in Instrument 1999-32467, in the Probate Office of Shelby County, Alabama.

\$151,600.00 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

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 GRANTOR, SIMIAN LAND, L.L.C., by its MEMBER, WALTER WILSON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15TH day of JUNE, 2000.

By:  SIMIAN LAND, L.L.C.  
WALTER WILSON, MEMBER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WALTER WILSON, whose name as MEMBER of SIMIAN LAND, L.L.C., a 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 company.

Given under my hand this the 15<sup>TH</sup> day of JUNE, 2000.

My commission expires:

  
Notary Public

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10:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
OUR CJI 62.00