

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Lewis R. Hitt
Anne K. Hitt
4844 Keith Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

VALUE \$1,000.00

That in consideration of Ten and 00/100 (\$10.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Anne K. Teague aka Anne Kerper aka Anne K. Hitt and husband, Lewis R. Hitt, and Duane J. Kerper, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Lewis R. Hitt and Anne K. Hitt (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 4, in Block 13, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

Anne K. Teague, Anne Kerper and Anne K. Hitt are all one and the same person.

The above described property is not the homestead of Duane J. Kerper, a married man.

Subject to all rights of way, easements, covenants and restrictions of record.


Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

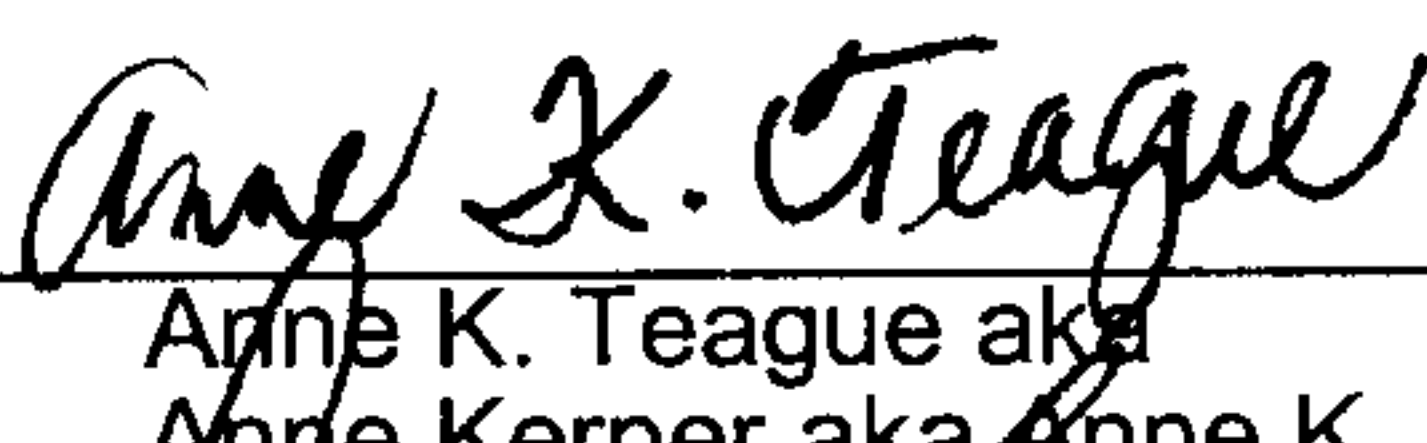
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

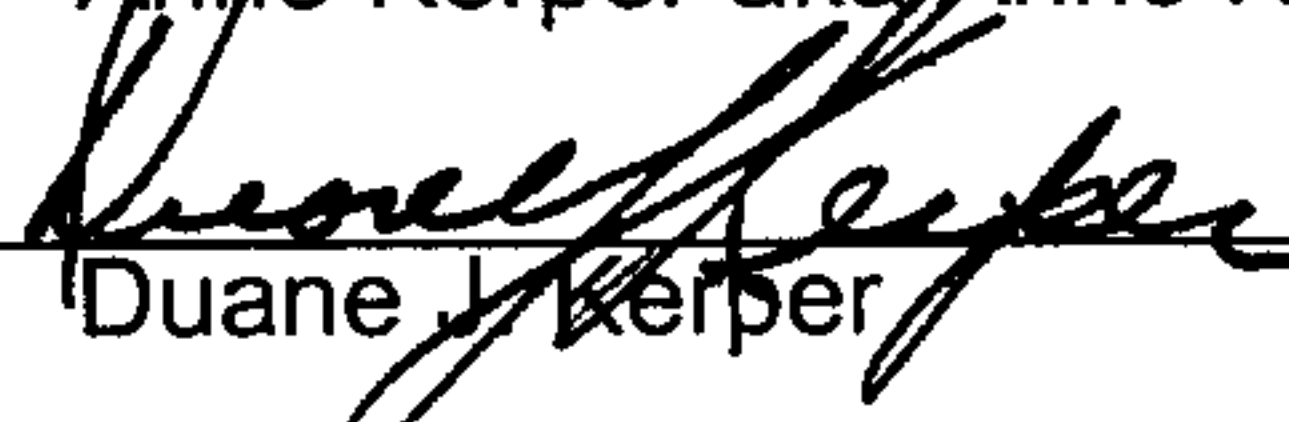
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 11, 2003.

WITNESS:

 (SEAL)
Lewis R. Hitt

____ (SEAL)

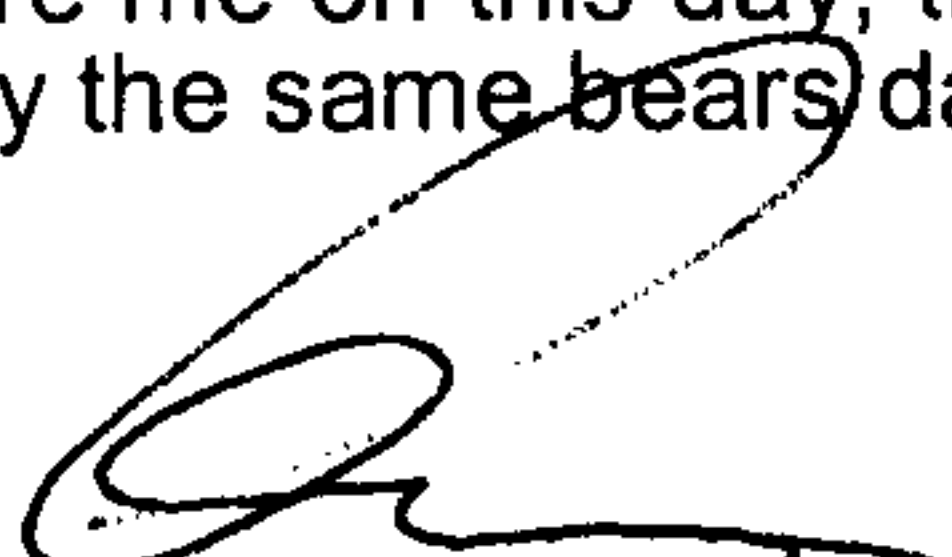
 (SEAL)
Anne K. Teague aka
Anne Kerper aka Anne K. Hitt

 (SEAL)
Duane J. Kerper

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne K. Teague aka Anne Kerper aka Anne K. Hitt and husband, Lewis R. Hitt, and Duane J. Kerper, a married man, whose name(s) 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 on August 11, 2003.



NOTARY PUBLIC

My commission expires: 4-6-04