


This Instrument Was Prepared By:  
Mark E. Hoffman, Esquire  
Mark E. Hoffman, P.C.  
2229 First Avenue North  
Birmingham, Alabama 35203

Send Tax Notice To:  
Elite Development, LLC  
2507 Third Avenue South  
Birmingham, Alabama 35233

*Value*  
*\$120000*

  
20040722000407340 Pg 1/2 24.00  
Shelby Cnty Judge of Probate, AL  
07/22/2004 11:13:00 FILED/CERTIFIED

**QUITCLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND 00/100 DOLLARS (\$10.00) to the undersigned GRANTOR, THE DAVID GROUP, INC., an Alabama corporation, paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ELITE DEVELOPMENT, LLC (herein referred to as "Grantee"), all of its right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, according to the Survey of Lake Heather Estates, Givianpour's Addition to Inverness, as recorded in Map Book 16, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, as recorded in Instrument No. 1992-18226, as amended by Instrument No. 1992-26087, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereafter collectively referred to as the "Declaration").

Subject to:

1. Ad valorem taxes due and library district assessments payable October 1, 2004, and all years thereafter.
2. Fire district dues as and when due and payable.
3. Restrictive Covenants as recorded in Instrument No. 1992-18226, Instrument No. 1992-26078 and Instrument No. 1999-1346, in Probate Office.

4. Private Subdivision Agreement between Lake Heather Development Co., Inc. and City of Hoover, recorded in Instrument No. 1992-26077 in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as recorded in Deed Book 5, Page 355; Deed Book 4, Page 442; and Deed Book 48, Page 427, in Probate Office.
6. The rights of upstream and downstream riparian owners with respect to Heather Lake.
7. 10 foot easement on Southeast, as shown by recorded map.
8. Single Family Residence Restrictions as shown by recorded map.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 21<sup>st</sup> day of July, 2004.

THE DAVID GROUP, INC.

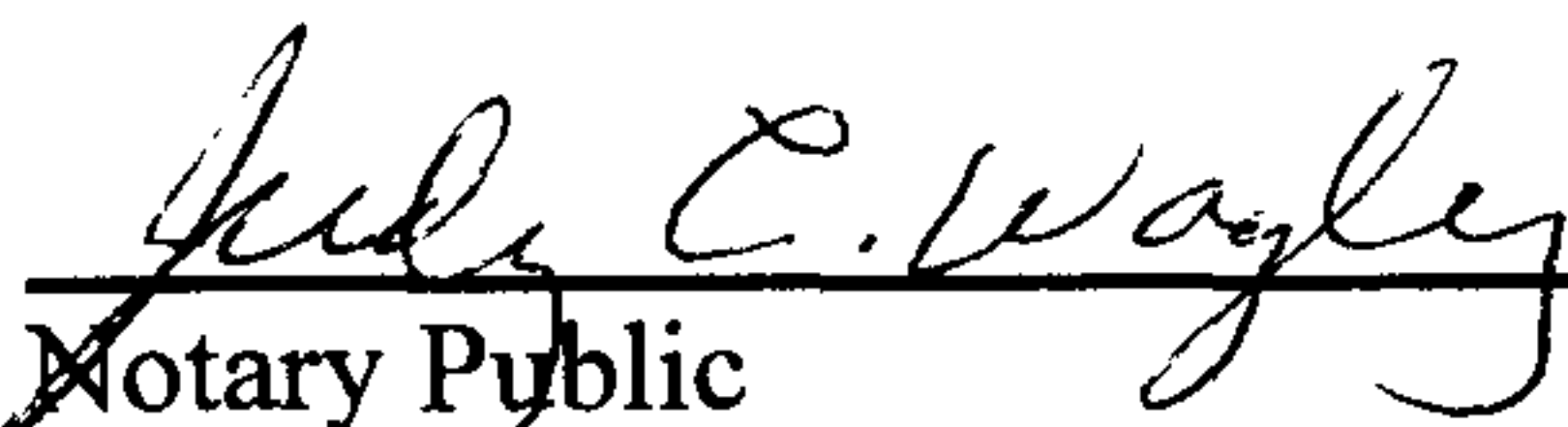
By:   
Its President

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Issac David, as president of The David Group, Inc., an Alabama corporation, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such President and with such authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this 21<sup>st</sup> day of July, 2004.

  
Notary Public  
My Commission Expires: 3/27/05