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Shelby Cnty Judge of Probate, AL  
06/05/2012 10:05:18 AM FILED/CERT

# WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.  
Bynum & Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

James Willie Floyd, III  
161 Canyon Trail  
Pelham, AL 35124

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS 00/100 (\$125,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jerry H. Hitt** and wife, **Cheryl T. Hitt**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **James Willie Floyd, III** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 42, according to the Survey of Parkview Townhomes Plat No. 1, as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.**

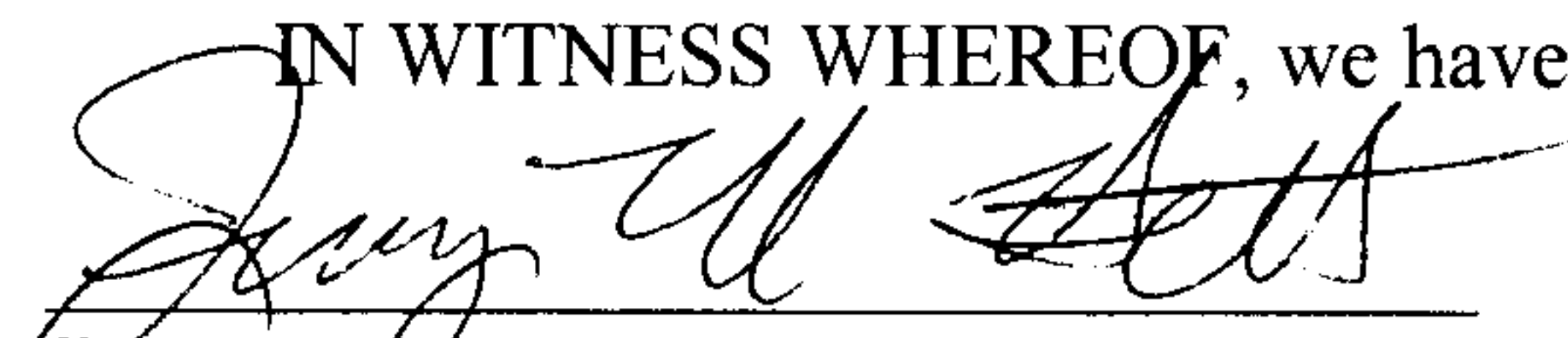
\$116,844.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

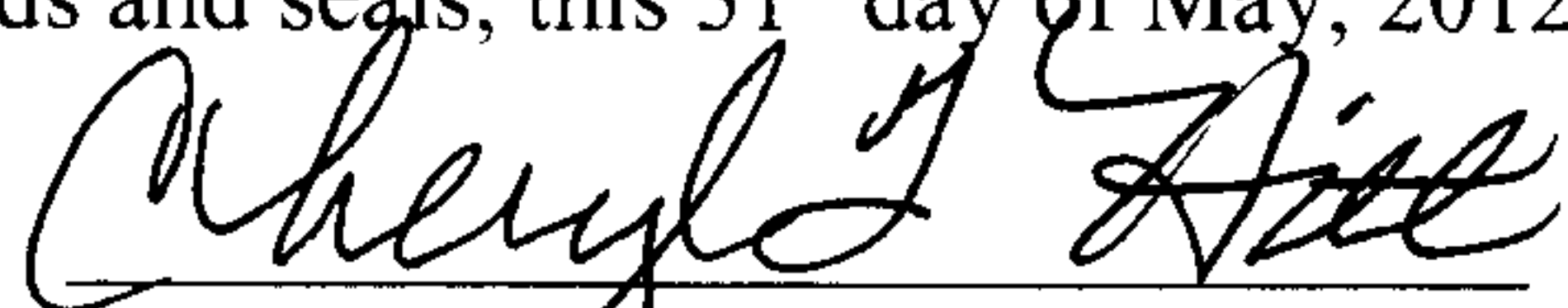
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31<sup>st</sup> day of May, 2012.

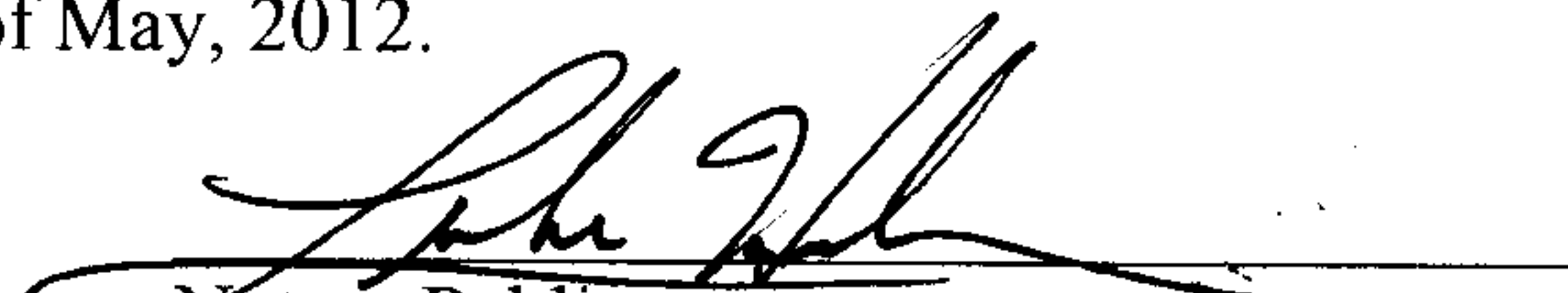
  
\_\_\_\_\_  
**Jerry H. Hitt**

  
\_\_\_\_\_  
**Cheryl T. Hitt**

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON     )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Jerry H. Hitt** and wife, **Cheryl T. Hitt** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31<sup>st</sup> day of May, 2012.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7/26/12