

SEND TAX NOTICE TO:

(Name) Harley E. Hopkins
Marianna A. Hopkins
 (Address) 4742 Copena Dr.
Pelham, AL 35124

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Six Thousand Two Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Richard W. Benson, a married man, d/b/a Benson Custom Homes

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harley E. Hopkins and Marianna A. Hopkins
 (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 6, Block 4 according to the Survey of Indian Woods Forest, Fourth Sector
as recorded in Map Book 14, Page 112 in the Probate Office of Shelby County,
Alabama

Subject to:
 Advalorem taxes for the year 1991 which are a lien but are not due and payable
 until October 1, 1991.
 Existing easements, restrictions, set-back lines, limitations, of record.

The property conveyed is not the homestead of the grantor or his spouse

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED

91 JUL 10 AM 8:30

John H. McPherson
 JUDGE OF PROBATE

136.50
 2.50
 143.40

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 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th
 day of June, 19 91

WITNESS:

136.50
2.50 (Seal)
143.40 (Seal)
143.40 (Seal)
143.40 (Seal)

Richard W. Benson (Seal)
d/b/a Benson Custom Homes (Seal)
Richard W. Benson (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Richard W. Benson, a married man, d/b/a Benson Custom Homes
 whose name 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 executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 26th day of June, A.D., 19 91

John H. McPherson
 Notary Public

BOOK 352 PAGE 610

RILEY, MONCUS & WARD, P.C.