

SEND TAX NOTICE TO: JEANNETTE MONTES DE OCA
321 NARROWS DRIVE
BIRMINGHAM, AL. 35242

WARRANTY DEED

20070808000369800 1/2 \$61.00
Shelby Cnty Judge of Probate, AL
08/08/2007 09:22:03AM FILED/CERT

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$235,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **JON DERECK HOPKINS, A MARRIED MAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JEANNETTE MONTES DE OCA, AN UNMARRIED WOMAN**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$188,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

The above described property is not the homestead of Jon Dereck Hopkins nor his spouse.

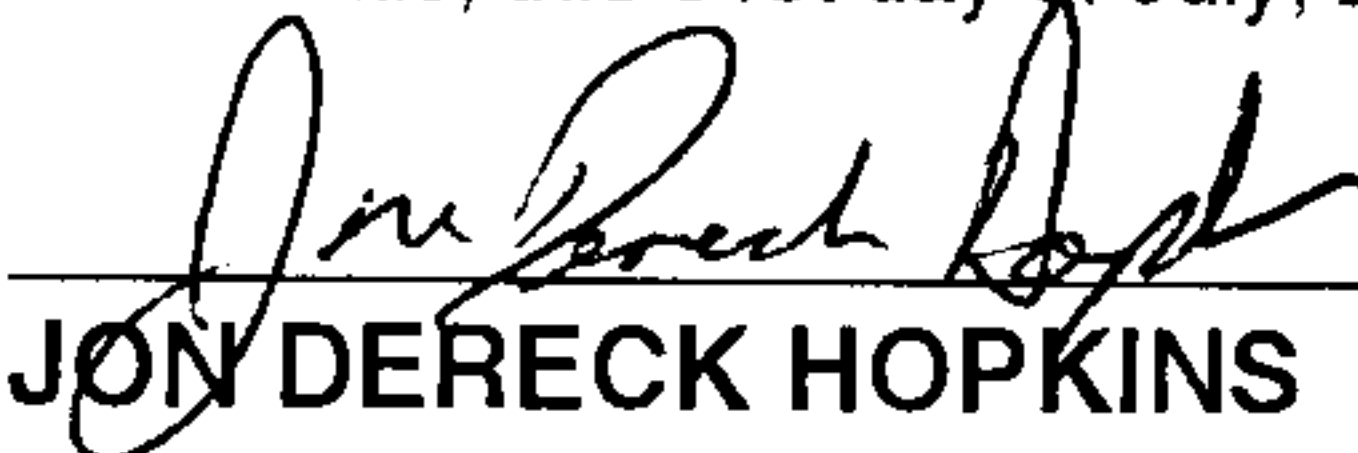
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of July, 2007.

WITNESS:

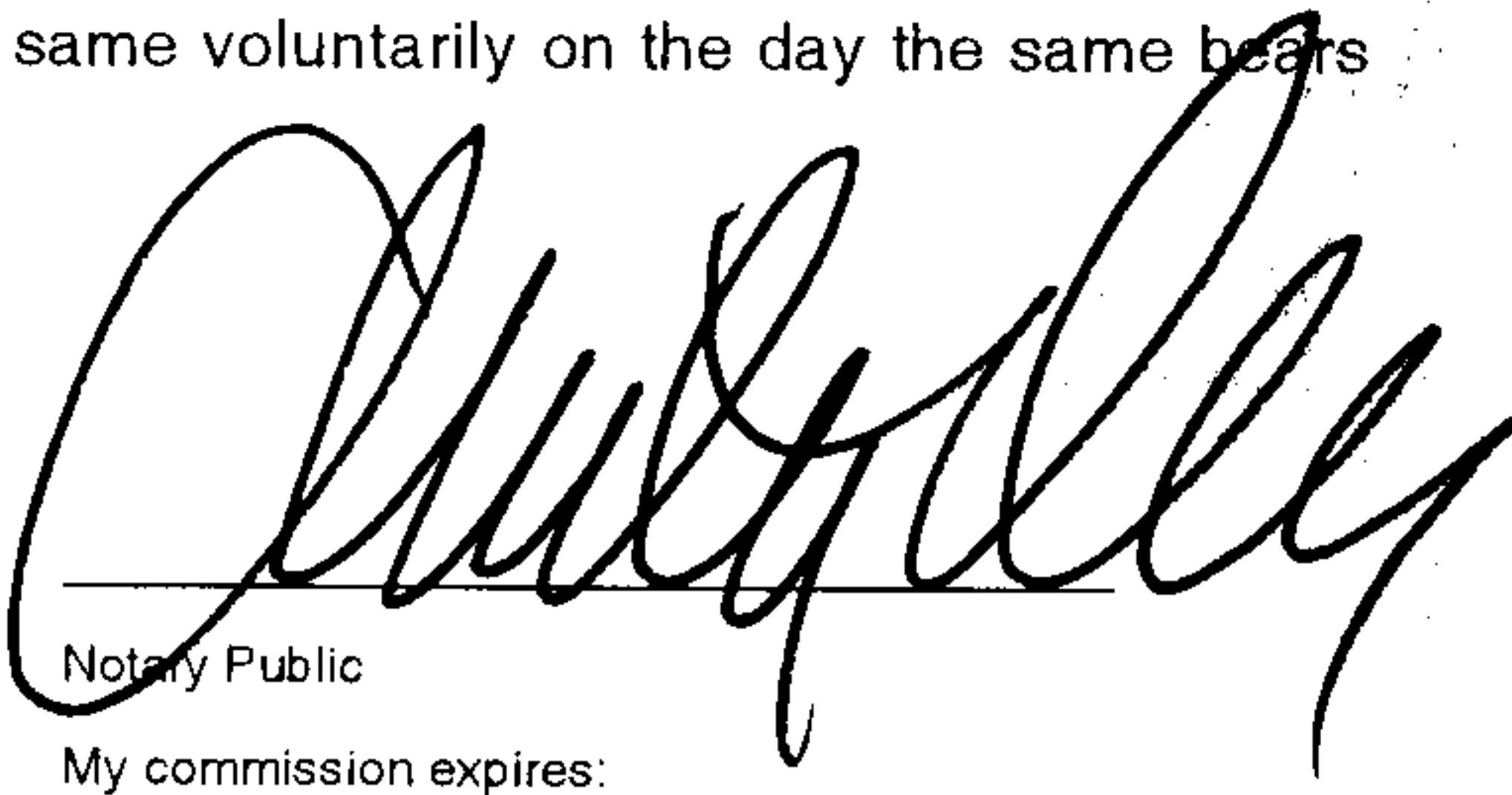
 (L.S.)
JON DERECK HOPKINS

_____(L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that JON DERECK HOPKINS, 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 official seal this 31st day of July, 2007.


Notary Public
My commission expires:

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

EXHIBIT "A"



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LOT 88, ACCORDING TO THE AMENDED FINAL RECORD PLAT OF NARROWS PEAK SECTOR, AS RECORDED IN MAP BOOK 31, AT PAGE 125 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #2000-09755, AS AMENDED BY INSTRUMENTS RECORDED AS INSTRUMENT #2000-17136, INSTRUMENT #2000-36696, INSTRUMENT #2001-38328, INSTRUMENT #20020905000424180, INSTRUMENT #20021017999508250, AND INSTRUMENT #20030716000450980, ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

Shelby County, AL 08/08/2007
State of Alabama

Deed Tax: \$47.00