

(Name) Glenn H. and Leda Hopper
600 Valleyview Drive
(Address) Belham, Alabama 35124

This instrument was prepared by

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2244 Center Point Road, Suite 101
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FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-four thousand and No/100ths (\$74,000.00)***** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James T. Lemons and wife, Lana S. Lemons

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

Glenn H. Hopper and wife, Leda Hopper

(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 17, in Block 4, according to the Map of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions and reservations of record, if any.

\$54,000.00 of the purchase price recited above was supplied from a mortgage loan executed and filed simultaneously herewith.

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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, we have hereunto set our hand(s) and seal(s), this 27th

day of April, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

22.50 1984 MAY -3 AM 10:27

(Seal)

in My 447-994

(Seal)

STATE OF ALABAMA JUDGE OF PROBATE

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for the State of Alabama, hereby certify that James T. Lemons and wife, Lana S. Lemons whose name S are signed to the foregoing conveyance, and who are known to me and acknowledged before me on this day, that, being informed of the contents of the conveyance they have on the day the same bears date.

Given under my hand and official seal this 27th day of April

ALABAMA, 1984

Donald T. Trawick

William Kent East

Notary Public

