

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
628 Pleasant Grove Road
(Address) Pleasant Grove, Al 35127



SEND TAX NOTICES TO:

5111 Canada Valley Rd.
Birmingham, Al 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bobby E. Hopwood and wife, Linda D. Hopwood and Winston Patterson and wife, Mary Lee Patterson
(herein referred to as grantors) do grant, bargain, sell and convey unto
Owen Deshazo and wife, Virginia DeShazo

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

For legal description see Exhibit "A" attached hereto and made a part hereof
by reference.

Subject to:

1. Advalorem taxes for the current tax year, 1985.
2. Easements, restrictions and reservations of record.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 14
day of December, 19 84.

WITNESSES:

Winston Patterson (Seal)
Winston Patterson
Mary Lee Patterson (Seal)
Mary Lee Patterson (Seal)

Bobby E. Hopwood (Seal)
Bobby E. Hopwood
Linda D. Hopwood (Seal)
Linda D. Hopwood (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Bobby E. Hopwood and wife, Linda D. Hopwood and Winston Patterson and wife,
whose name s Mary Lee Patterson 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 and official seal this 14 day of December, A. D., 19 84

EXHIBIT "A"

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS CORRECT

1985 JAN -7 PM 1:12

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		45.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	51.00

PARCEL ONE:

Begin at the SE corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 30, Township 20 South, Range 1 East and run Northerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section line a distance of 450.00 feet to a point; thence turn an angle of 94 deg. 25'30" to the left and run Westerly a distance of 970.00 feet to a point; thence turn an angle of 85 deg. 34'30" to the left and run Southerly a distance of 450.00 feet to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 94 deg. 25'30" to the left and run Easterly along said line a distance of 970.00 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 30, Township 20 South, Range 1 East and contains 10 acres.

PARCEL TWO:

A part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 30, Township 20 South, Range 1 East, described as follows:
Commence at the SE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 30 (old pine knot in place) and run thence in a Northerly direction along the Eastern boundary 450.0 feet to a point, which is the point of beginning of the property herein described and which point is the Northeastern corner of the lot conveyed to Mary Lee Patterson and Winston Patterson by deed recorded in Deed Book 266, page 687 in the Probate Records of Shelby County, Alabama; run thence Westerly along the Northern boundary of the property previously conveyed to Mary and Winston Patterson and parallel with the Southern boundary of the $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 970 feet to a point; thence turn to the right and run Northerly parallel with the Eastern boundary of the $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 75 feet to a point; thence turn to the right and run Easterly parallel with the Southern boundary of the $\frac{1}{4}$ $\frac{1}{4}$ Section 970 feet to a point on the Eastern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run Southerly along the Eastern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 75 feet to the point of beginning, containing 1.67 acres, more or less.