

495

SEND TAX NOTICE TO:
Byron J. Hopkins
(Name) Nancy B. Hopkins
3145 Mac Ian Lane
(Address) Birmingham Alabama 35242

This instrument was prepared by
(Name) William H. Halbrooks
Suite 704, Independence Plaza
(Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Two Thousand Five Hundred Dollars and no/100

Southern Design Homes, Inc. a corporation.
to the undersigned grantor,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
Byron J. Hopkins and Nancy B. Hopkins
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County to wit:

Lot 7-A, Block 17, according to the Resurvey of lots 7, 8, 9 & 10,
Block 17 of Broken Bow, South, as recorded in Map Book 11 Page 117 in
the Probate Office of Shelby County, Alabama.

42
PAGE
198
BOOK

Subject to taxes, easements and restriction of record.

92,250.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 AUG -5 AM 11:19
JUDGE OF PROBATE

1. Deed Tax \$ 1050
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 1400

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, 27th day of July 19 88
who is authorized to execute this conveyance, has hereto set its signature and seal, this the

ATTEST: _____
Secretary
By _____
Jeff Huff President
Southern Design Homes, Inc.

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that Jeff Huff
whose name as its President of Southern Design Homes, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 27th day of July 19 88
Notary Public