

This form furnished by:

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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. and Mrs. Thomas B. Hopwood
(Address) 1564 Sand Pebble St.
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-FIVE THOUSAND AND NO/100 (\$45,000.00) ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JERRY LUCAS, a married man

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

THOMAS B. HOPWOOD and wife, LETHA JANE HOPWOOD

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot 3, according to the map and survey of Twin Brook Estates, as recorded in Map
Book 12 page 90 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 12 page 90 and Real 205 page 232 in Probate Office of Shelby County, Alabama.
Easements for public utilities as recorded in Real 205 page 230 in Probate Office of
Shelby County, Alabama

Title to all minerals within and underlying the premises, together with all mining
rights and other rights, privileges and immunities relating thereto, including
rights set out in Deed Book 142 page 39 and Real 87 page 874 in Probate Office, but
are currently being assessed by Floyd E. Benton, M. Brian Gordon, Harris M. Gordon
and Ruth Luck Gordon.

Subject to that part of subject property lying in Brook Lane, a private easement, as
shown by Map Book 12 page 90 and in Real 205 page 232.

This property does not constitute the homestead of the Grantor herein.

1. Deed Tax \$ 45.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 49.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent
remainder and right of reversion.

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 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 15th
day of May, 19 89.

WITNESS

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAY 18 AM 8:45

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jerry Lucas, a married man
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 15th day of May A.D. 19 89

1/25/90