

THIS INSTRUMENT PREPARED BY:
R. Shan Paden
Paden & Harris
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Benjamin Aron Hopper
183 Cambrian Way
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of SEVENTY-THREE THOUSAND FIVE HUNDRED AND NO/100THS (\$73,500.00) DOLLARS to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, ANN L. WALKER, an unmarried woman, (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto BENJAMIN ARON HOPPER and JUDY FAY HOPPER, (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Unit 183, according to the survey of Cambrian Wood Condominium, as recorded in Map Book 6, Page 62 in the Probate Office of Shelby County, Alabama, and also as established by Declaration of Condominium, By-Laws and Admendments thereto, as recorded in Misc. Book 12, Page 87 in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in said Probate Office, together with an undivided interest in the common elements as set forth in said Declaration; being situated in Shelby County, Alabama.

\$66,150.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the year 1993; which said taxes are a lien but not due and payable until October 1, 1993.
2. Public utility easements as shown on recorded plat of said subdivision.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 12, Page 87; Misc. Book 13, pages 2, 4 and 344 and

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- Deed 252, Page 318.
4. 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 297, Page 889.
 5. Rights of adjoining property owners in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
 6. Limitations and conditions set forth in the Condominium Act as amended by the State of Alabama.
 7. Deed and Agreement by and between Metropolitan Life Insurance Company, Inverness Point Homeowners Association, Inc. and the City of Hoover in regard to sanitary sewage treatment facility as recorded in Real 314, Page 561 and Agreement and Assignment as recorded in Real 328, Page 64 and Supplemental Deed and Agreement in Real 365, Page 876.

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 all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s)
and seal(s) this 13 day of August, 1993.

Ann L. Walker
ANN L. WALKER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama, County at Large hereby certify that ANN L. WALKER, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 13 day of August, 1993.

Lisa D. Conley
Notary Public

My commission expires: 10/23/94

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