

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Seybourn E. Hopper, Jr.  
Anita Paulette Hopper  
12450 ~~KX450~~ Highway 41 North  
Leeds, Alabama 35094

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA )  
COUNTY OF SHELBY ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-ONE THOUSAND FOUR HUNDRED AND NO/100, (\$51,400.00), DOLLARS, in hand paid to the undersigned, Janet Hopper Stoecker, a married woman, and Seybourn E. Hopper, Sr., an unmarried man, (hereinafter referred to as "GRANTORS"), by Seybourn E. Hopper, Jr. and spouse, Anita Paulette Hopper, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Parcel of land situated in Shelby County, Alabama, in the NW 1/4 of the NW 1/4 of Section 3, Township 18 South, Range 1 East, described as follows:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 3 go North 00 Degrees, 32 Minutes, 00 Seconds East along the West Boundary of the NW 1/4 of the NW 1/4 of said Section 3 for 290.09 feet to a point, on a curve to the left, on the South Boundary of Shelby County Highway No. 41 said curve having a central angle of 08 Degrees, 38 Minutes, 23 Seconds and a radius of 1185.92 feet; thence Northeasterly along said curve and said South Boundary for 178.83 feet to the point of tangent; thence North 44 Degrees, 12 Minutes, 05 Seconds East along said South Boundary for 88.91 feet to the Point of Beginning; thence South 52 Degrees, 37 Minutes, 50 Seconds East for 588.40 feet; thence North 00 Degrees, 31 Minutes, 16 Seconds East for 429.68 feet; thence North 19 Degrees, 59 Minutes, 00 Seconds West for 315.74 feet to the South Boundary of Shelby County Highway No. 41; thence South 45 Degrees, 45 Minutes, 05 Seconds West along said South Boundary for 119.09 feet; thence South 44 Degrees, 12 Minutes, 05 Seconds West along said South Boundary for 399.16 feet to the Point of Beginning, containing 4.0 Acres more or less.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1994.
2. Restrictions and/or easements, if any.

\$48,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The undersigned, Seybourn E. Hopper, Sr., joins in the execution of this Deed solely for the purpose of releasing his life estate relative only to the above mentioned description as reserved in the Deed recorded in 1993-24282, in the Probate Office of Shelby County, Alabama.

THIS DEED WAS PREPARED WITHOUT THE AVAILABILITY OF A TITLE SEARCH.

\*NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of February, 1994.

 (SEAL)  
Janet Hopper Stoecker  
GRANTOR

 (SEAL)  
Seybourn E. Hopper, Sr.  
GRANTOR

 (SEAL)  
Seybourn E. Hopper, Jr.  
GRANTEE

 (SEAL)  
Anita Paulette Hopper  
GRANTEE

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janet Hopper Stoecker, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 1994.

*Mindy L. Posey*

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES DECEMBER 31,

Inst # 1994-06182

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Seybourn E. Hopper, Sr., an unmarried 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 21st day of February, 1994.

*Mindy L. Posey*

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES DECEMBER 31,

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Seybourn E. Hopper, Jr. and spouse, Anita Paulette Hopper, whose names are signed to the foregoing conveyance as GRANTEES, 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 21st day of February, 1994.

*Mindy L. Posey*

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES DECEMBER 31, 1997

Inst # 1994-06182

PAGE 3 OF 3

02/24/1994-06182  
02:56 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 16.00