

This instrument was prepared by

Send Tax Notice To: James G. Popwell  
name 1479 Secretariat Drive  
Helena, AL 35080  
address

(Name) Holliman, Shockley & Kelly, Attorneys  
2491 Pelham Parkway  
(Address) Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Eight Thousand Five Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Darrell G. Hendrix and wife, Christie L. Hendrix

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

James G. Popwell and Lora A. Popwell

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 24, according to the survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11, Page 80, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1995 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$122,050.00 of the purchase price recited above was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-05189  
02/28/1995-05189  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 15.00

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 the lawful claims of all persons.

IN WITNESS WHEREOF, we have herunto set our hand(s) and seal(s), this \_\_\_\_\_ day of February, 19 95

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Darrell G. Hendrix (Seal)  
Darrell G. Hendrix  
Christie L. Hendrix (Seal)  
Christie L. Hendrix

STATE OF ~~MISSISSIPPI~~ Illinois  
DuPage COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darrell G. Hendrix and wife, Christie L. Hendrix whose name s 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 18 day of February, A. D., 19 95



Susan Zelko  
Notary Public.