

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Charles A. Hopson(Address) 1 Chase Plantation Parkway
Hoover, Alabama 35244**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and no/100(\$115,000.00)----- DOLLARS

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

Janis Dunivant Barnett and husband, Richard M. Barnett
(herein referred to as grantors), do grant, bargain, sell and convey unto

Charles A. Hopson and wife, Jane Mathis-Hopson

(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 1A, according to a Resurvey of Lots 1,2,3,4,5 & 6, amended map of Chase Plantation, as recorded in Map Book 8, Page 174, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 67,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Janis Dunivant Barnett is one and the same person as Janis H. Dunivant, grantee in that certain deed recorded in Instrument #1994-14914.

08/26/1996-27850
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
56.50

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 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 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, we have hereunto set our hand(s) and seal(s) this 12th
day of August, 19 96.

WITNESS

(Seal)_____
(Seal)_____
(Seal)Janis Dunivant Barnett (Seal)
Janis Dunivant BarnettRichard M. Barnett (Seal)
Richard M. Barnett

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janis Dunivant Barnett and husband, Richard M. Barnett, whose names 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 12th day of AugustA.D. 19 96NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 13, 1997
BONDED BY SHERRILL H. HAYESJames A. Holliman
Notary Public

Inst # 1996-27850