

SEND TAX NOTICE TO:

(Name) Jon Dereck Hopkins

(Address) 939 Copena Drive
Pelham, Alabama 35124

This instrument prepared by:
Patrick F. Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1997-28942

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$165,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Gordon L. Scott and Connie M. Scott, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Jon Dereck Hopkins and Nancy A. Hopkins

(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 7, in Block 4, according to the Map of Indian Woods Forest Fourth Sector,
as recorded in Map Book 14, page 112, as recorded in the Probate Office of
Shelby County, Alabama.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

Inst # 1997-28942
09/09/1997-28942
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 98.50

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 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/I have set our/my hand(s) and seal(s), this 28th day of August, 1997.
Signed, sealed and delivered in the presence of:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

Gordon L. Scott
Gordon L. Scott
Connie N. Scott
Connie N. Scott

STATE OF ALABAMA
Jefferson COUNTY

I, Melissa Kessler Smith, a Notary Public in and for said County, in said State, hereby certify that
Gordon L. Scott and wife, Connie N. Scott
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 28th day of August A.D., 1997
Melissa Kessler Smith
Melissa Kessler Smith Notary Public

My Commission Expires: September 15, 1997