

This instrument was prepared by: David F. Ovson

Send Tax Notice To: Lance Stephen Hopper

(Name) LANGE, SIMPSON, ROBINSON & SOMERVILLE

name 1225 Windsor Court
404 Norwalk Circle
address

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama Alabaster, Alabama 35007
35209 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$55,000.00)

to the undersigned grantor, Savannah Development, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Lance Stephen Hopper and wife, Dana Danielle Hopper

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 47, according to the Survey of High Hampton, Sector 2, as recorded in Map Book 22, Page 7 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable;
2. Building setback line of 35 feet reserved from Hampton Lake Drive as shown by plat;
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1996-41127 in said Probate Office;
4. Riparian Rights, if any, in and to the use of High Hampton Lake;
5. Less and except any part of the land lying within High Hampton Lake;
6. Agreement and Grant of Easement as recorded in Instrument #1994-6147 with easement designation as recorded in Instrument #1994-13983 with rights of others to use thereof, in said Probate Office;
7. Restrictions, limitations and conditions as set out in Map Book 22 Page 7.

\$ 34,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-08490

03/11/1998-08490
02:43 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 29.30

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Susan G. Tucker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February 1998 Savannah Development, Inc.

ATTEST:

By Susan G. Tucker
Susan G. Tucker, President

STATE OF Alabama
COUNTY OF Jefferson

} a Notary Public in and for said County in said

I, David F. Ovson State, hereby certify that Susan G. Tucker whose name as President of Savannah Development, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of February 1998

David F. Ovson Notary Public

My Commission Expires: 8/27/2000

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