

SEND TAX NOTICE TO: RANDY S. HOPSON
1396 WESTOVER ROAD
HARPERSVILLE, AL 35078

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF Shelby:

Inst # 1998-26036

07/09/1998-26036
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUNE 30, 1998

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS

and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **SCOTTIE WATTS and KANDLE WATTS, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **RANDY S. HOPSON and HEATHER HOPSON, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S)) 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 the **County of Shelby, and State of Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 1998.

Scottie Watts (L.S.)
SCOTTIE WATTS

Kandle Watts (L.S.)
KANDLE WATTS

_____(L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that SCOTTIE WATTS, KANDLE WATTS, and whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 30th day of June, 1998.

Andrew P. Moody
Notary Public

My commission exp: _____

Prepared by:
STEWART & ASSOCIATES
STEWART & ASSOCIATES, P.C.
3595 GRANDVIEW PARKWAY
SUITE 350
BIRMINGHAM, AL 35243

MY COMMISSION EXPIRES OCTOBER 27, 2001

EXHIBIT "A"

FROM THE SW CORNER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 1 EAST, RUN EASTWARDLY ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 330.16 FEET; THENCE LEFT 88 DEG. 12 MIN. A DISTANCE OF 518.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 357.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 280; THENCE RIGHT 61 DEG. 18 MIN. ALONG THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 280, A DISTANCE OF 56.68 FEET; THENCE RIGHT 80 DEG. 12 MIN. A DISTANCE OF 318.19 FEET; THENCE RIGHT 100 DEG. 09 MIN. A DISTANCE OF 284.71 FEET TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED. SITUATED IN SHELBY COUNTY, ALABAMA.

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002 MCD 30.00