

This Instrument Was Prepared By:
G. Wray Morse, Attorney-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Steven M. Dinan
3245 ~~Sanderson~~ Garden Lane
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Joan Faith Hopping, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Steven M. Dinan and Martha N. Dinan, husband and wife** (hereinafter 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 the County of **Shelby** and State of Alabama, to-wit:

A tract of land situated in the SE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows:

Begin at the Southwest corner of said 1/4-1/4 section; thence run North 43 deg. 08 min. 13 sec. East for 85.30 feet; thence run North 74 deg. 07 min. 24 sec. East for 241.19 feet thence run North 44 deg. 13 min. 53 sec. West for 75.74 feet; thence run North 44 deg. 10 min. 15 sec. West for 48.56 feet; thence run North 76 deg. 51 min. 00 sec. West for 21.36 feet to a point on the Southeast right of way line of Valleydale Road; thence run South 39 deg. 46 min. 19 sec. West along said right of way line for 13.93 feet; thence run South 39 deg. 43 min. 28 sec. West along said right of way line for 275.00 feet; thence run North 88 deg. 57 min. 13 sec. East for 1.82 feet to the point of beginning; being situated in Shelby County, Alabama.

NOTE: Lot 1-A, according to a Resurvey of Lot 1, Davis Addition to Valleydale as recorded in Map Book 22 page 147 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, is a portion of the said acreage description above.

Note: \$100,000.00 of the above purchase price is in the form of a mortgage in favor of Nicholas J. Peters and Ruth S. Peters, executed and recorded simultaneously herewith.

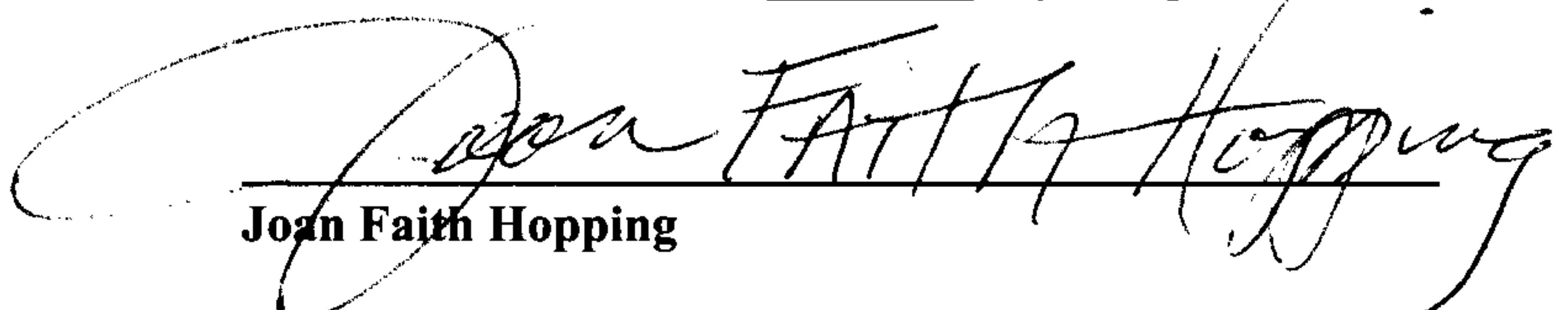
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns 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, I has hereunto set my hand and seal on this the 23 day of **April, 2002**.


Joan Faith Hopping

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Joan Faith Hopping, an unmarried woman**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of **April, 2002**.


Notary Public

My Commission Expires:

