

SEND TAX NOTICE TO:
Regina C. Dies and Frank J. Dies, Jr.

This instrument was prepared by
C. Stephen Trimmier
Trimmier Law Firm
2737 Highland Avenue
Birmingham, Alabama 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Seventy-Nine Thousand Dollars and No/100 Dollars (\$10.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Kevin J. Hopkins and wife Keri J. Hopkins
(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto
Regina C. Dies and husband Frank J. Dies, Jr.
(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

**LOT 41, ACCORDING TO THE SURVEY OF OAK GLEN, SECOND SECTOR, AS
RECORDED IN MAP BOOK 9, PAGE 154, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

**Subject to: (1) Taxes for the year 2003, 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.**

**\$99,000.00 of the purchase price was paid from proceeds of a first mortgage loan executed and recorded
simultaneously herewith.**

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **January 27, 2003**.

PO 3012060

_____(Seal)

Kevin J. Hopkins _____(Seal)
Kevin J. Hopkins

_____(Seal)

Keri J. Hopkins _____(Seal)
Keri J. Hopkins

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kevin J.
Hopkins and wife, Keri J. Hopkins, whose names were signed to the foregoing conveyance, and who are known to me, or
satisfactorily proven, 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 27th day of January, 2003.

Adam Demmon

Notary Public.
(Seal) 5/28/03