

Send tax notice to:  
Kevin Hopkins and  
Keri Hopkins  
1072 Highlands Drive  
Hoover, Alabama 35244

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Six Thousand and no/100 Dollars (\$296,000.00), in hand paid to the undersigned, Colin Larsen and Eugenia M. Larsen, as Trustees of Colin and Eugenia Larsen Living Trust dated April 18, 2000, and any Amendments thereto, (hereinafter referred to as the "Grantor") by Kevin Hopkins and wife, Keri Hopkins, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2003.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

\$236,800.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

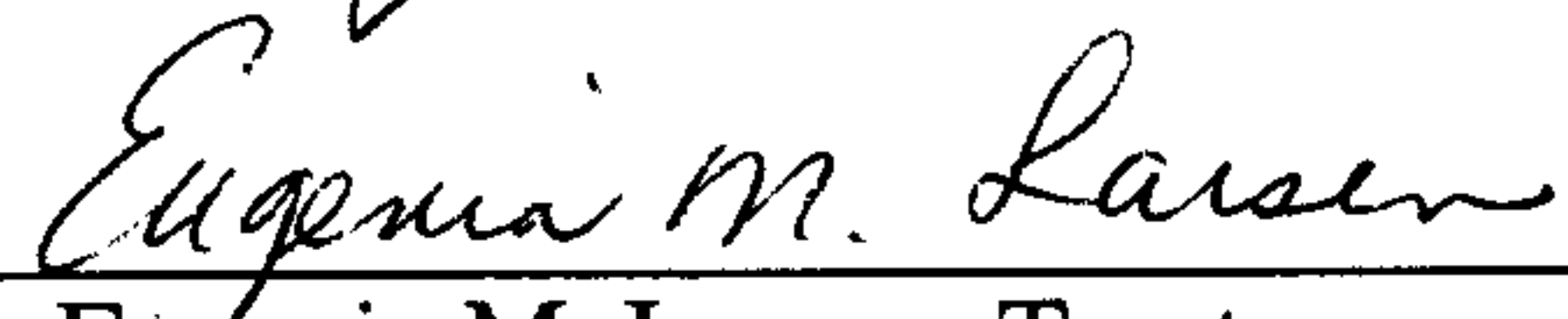
TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by Colin Larsen and Eugenia M. Larsen, as Trustees of the Colin and Eugenia Larsen Living Trust dated April 18, 2000, and any Amendments thereto, who is authorized to execute this conveyance, as Trustees has hereunto set its signature and seal on this the 25 day of January, 2003.

Colin and Eugenia Larsen Living Trust dated  
April 18, 2000, and any Amendments thereto

By:   
Colin Larsen, Trustee

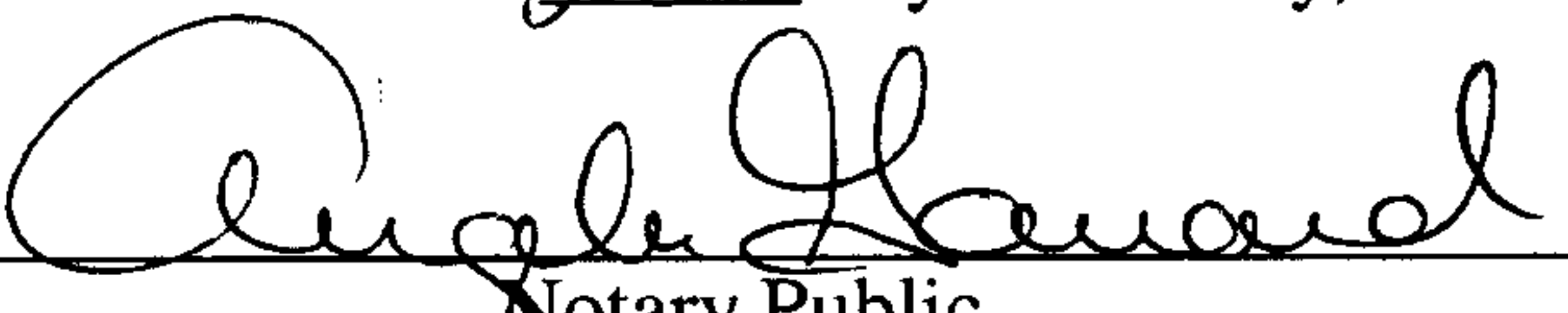
By:   
Eugenia M. Larsen, Trustee

STATE OF ALABAMA  
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Colin Larsen and Eugenia M. Larsen, whose named as Trustees of the Colin and Eugenia Living Trust dated April 18, 2000, and any Amendments thereto, is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such trustees and with full authority, executed the same voluntarily for and as the act of said Living Trust Agreement dated April 18, 2000.

Given under my hand and official seal this the 25<sup>th</sup> day of January, 2003.

  
Notary Public

[NOTARIAL SEAL]

My Commission expires: \_\_\_\_\_  
**MY COMMISSION EXPIRES SEPTEMBER 24, 2005**