

Send tax notice to:
JAMES R. HOPPER
STEPHANIE Y. HOPPER
4132 RIVERWALK LANE
BIRMINGHAM, ALABAMA 35216

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243
BHM3d230

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$219,900.00) in hand paid to the undersigned, ROBERT E. COX AND SPOUSE, ELIZABETH S. COX (hereinafter referred to as Grantors") by JAMES R. HOPPER AND STEPHANIE Y. HOPPER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF SECOND ADDITION, RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

Advalorem taxes due and payable October 01, 2003 and thereafter.

Building setback lines, easements, restrictions, rights of way, covenants and conditions as shown on recorded plat.

Restrictions or Covenants as recorded in Misc. 14, page 536; Misc. 17, page 550; Misc. 34, page 549 and Volume 313, page 675.

Right of way to Alabama Power Company as recorded in Misc. 25, page 606.

Title to oil, gas and minerals within and underlying the premises, together with all oil and mining right and other rights privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 127, page 140.

\$208,850.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), ROBERT E. COX and ELIZABETH S.

REC

ESC

COX hereunto set their signature(s) and seal(s) on this the 28th day of FEBRUARY, 2003.


ROBERT E. COX


ELIZABETH S. COX

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this the 28th day of FEBRUARY, 2003.

[NOTARIAL SEAL]


Notary Public
Print Name: Joseph Charles Sammes
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 24, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS