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Shelby

20050201000047070 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/01/2005 08:33:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Bert H. Hyder, III
Debra F. Hyder
193 Hidden Cove Circle
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fourteen thousand and 00/100 (\$114,000.00) Dollars [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jeffrey Allen Hopping, a married man, and Billy N. Petelos, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Bert H. Hyder, III, and Debra F. Hyder (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 22, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of Jeffrey Allen Hopping or Billy N. Petelos, both married men, nor their spouses.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 24, 2005.

WITNESS:

_____(SEAL)

_____(SEAL)

Jeffrey Allen Hopping (SEAL)
Jeffrey Allen Hopping
Billy N. Petelos (SEAL)
Billy N. Petelos

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Allen Hopping, a married man, and Billy N. Petelos, a married man, whose name(s) are signed to the foregoing conveyance, and who are known to me, 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 on January 24, 2005.

My commission expires: 4/23/06

[Signature]
NOTARY PUBLIC