

All of The Purchase Price was paid by a mortgage filed
simultaneously herewith.

20050505000215080 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/05/2005 09:03:41AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

**WARRANTY DEED WITH JOINT
RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF JEFFERSON

\$ 89,000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS and no/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RANDY S HOPSON AND HEATHER HOPSON, HUSBAND AND WIFE** (hereinafter called "Grantor") do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JOSH BOX AND APRIL COLBURN** (hereinafter called "Grantees"), as Joint Tenants with Right of Survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTCHED EXHIBIT "A"

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2005.
2. Any and all exceptions of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 15TH day of FEBRUARY, 2005.

x Randy S. Hopson
RANDY S. HOPSON

x Heather S. Hopson
HEATHER HOPSON

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **RANDY S. HOPSON AND HEATHER HOPSON, HUSBAND AND WIFE**, whose names is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 1ST day of APRIL, 2005.

Douglas H. Scofield
Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2006

(Seal)

Exhibit "A"
Legal Description

FROM THE SW CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN EASTWARDLY ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 330.16 FEET; THENCE LEFT 88 DEGREES 12 MINUTES, A DISTANCE OF 516.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 357.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 280; THENCE RIGHT 61 DEGREES 16 MINUTES ALONG THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 280, A DISTANCE NO. 280, A DISTANCE OF 56.68 FEET; THENCE RIGHT 80 DEGREES 12 MINUTES, A DISTANCE OF 318.18 FEET; THENCE RIGHT 100 DEGREES 09 MINUTES, A DISTANCE OF 284.71 FEET TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

ADDRESS: 3147 WESTOVER RD; STERRETT, AL 35147 TAX MAP OR
PARCEL ID NO.: 08-6-23-0-000-017.001

UBJECT PROPERTY IS LOCATED IN SHELBY COUNTY

R.J. 4/1/05

HH 4-1-05