

FROM :

FAX NO. : 2056406196

Aug. 04 2005 10:16AM P2

20050811000413010 1/1 \$32.00
Shelby Cnty Judge of Probate, AL
08/11/2005 01:20:01PM FILED/CERT

This instrument prepared by:

NEWELLHOCUTT, LLC
ATTORNEYS AT LAW

HERBERT M. NEWELL, III

2117 JACK WARNER PARKWAY, SUITE 6
TUSCALOOSA, ALABAMA 35401

TELEPHONE (205) 343.0840
FACSIMILE (205) 343.2080

STATE OF ALABAMA

SHELBY COUNTY

§
§
§

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$105,000.00 and other good and valuable consideration, LINDA S. HAWKINS, a single person ("Grantor"), grants, bargains, sells, and conveys to JEFFREY HOPKINS and STACY HOPKINS ("Grantees"), as joint tenants with right of survivorship, Grantor's entire interest in the following described real estate located in Shelby County, Alabama (the "Real Property"):

Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East; thence run South 45 degrees 09 minutes 00 seconds East for 570.0 feet; thence South 44 degrees 31 minutes 00 seconds West for 105.0 feet; thence South 210.0 feet; thence West 105.0 feet to the point of beginning; thence continue on the same line for 105.0 feet; thence North 210.0 feet; thence East 105.0 feet; thence South 210.0 feet to the point of beginning, Shelby County, Alabama.

ALSO A 30 FOOT ROAD EASEMENT DESCRIBED AS FOLLOWS: Commence at the northwest corner of the NE 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East; thence run South 45 degrees 09 minutes 00 seconds East for 570.0 feet; thence South 44 degrees 31 minutes 00 seconds West for 105.0 feet; thence South for 210.0 feet; thence West for 158.69 feet to the point of beginning; thence South 35 degrees 40 minutes 14 seconds West for 124.23 feet; thence South 44 degrees 27 minutes 24 seconds West for 106.66 feet; thence South 00 degrees 30 minutes 19 seconds West for 413.89 feet; thence South 6 degrees 25 minutes 44 seconds West for 134.68 feet; thence South 5 degrees 31 minutes 06 seconds West for 157.13 feet to the edge of County Road #101 and the point of ending.

This conveyance is made to Grantees absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property

Grantees take title to the Real Property as joint tenants with right of survivorship. At the death of either Grantee, the survivor shall immediately own the entire title to the Real Property in fee simple, together with every contingent remainder and right of reversion.

Grantor warrants and represents to Grantees that (i) Grantor is lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantor is entitled to the immediate possession of the Real Property; (iv) Grantor has the right to sell and convey the Real Property to Grantees.

Grantor will defend Grantees' legal title to the Real Property conveyed by this instrument against all lawful and proven claims of superior title to, or encumbrance on, the Real Property.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantors or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 3rd day of August 2005.

Linda S. Hawkins
Linda S. Hawkins, Grantor

STATE OF New Jersey §
monmouth COUNTY §
§

I, the undersigned notary public in and for said county in and for said state, hereby certify that Linda S. Hawkins, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 3rd day of August 2005.

Arlene Gibel-Vazquez
Notary Public
My Commission Expires: 6/28/2010

ARLENE GIBEL-VAZQUEZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/28/2010

00014136.DOC

Shelby County, AL 08/11/2005
State of Alabama

Deed Tax: \$21.00