20050929000507780 1/1 \$43.00 Shelby Cnty Judge of Probate, AL 09/29/2005 10:39:14AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Kelvin L. Davis, ATTORNEY 21016th Avenue North, Ste. 725 Birmingham, Alabama 35203

AVA HOPKINS 4812 CALDWELL MILL ROAD LEEDS, AL

WARRANTY DEED STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of the sum of THREE HUNDRED TWENTY THOUSAND and 00/100 Dollars (\$320,000.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, SUNNY R. CLOWDUS, A SINGLE PERSON, AND CYNTHIA LEA CLOWDUS, A MARRIED PERSON, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto AVA HOPKINS (herein referred to as grantees, whether one or more), FEE SIMPLE, the following described real estate, situated in SHELBY County, Alabama, towit:

\$ 288,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

LOT 1, ACCORDING TO THE AMENDED MAP OF BRENTWOOD ESTATES RECORDED IN MAP BOOK 7, PAGE 171, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

THIS IS NOT THE HOMESTEAD OF THE GRANTORS.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then survivorship of them in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 2/

SUNNY R. CLOWDUS

STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

Shelby County, AL 09/29/2005

State of Alabama

COUNTY OF JEFFERSON)

Deed Tax: \$32.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUNNY R. CLOWDUS, A SINGLE PERSON AND CYNTHIA LEA CLOWDUS, A MARRIED PERSON, whose name 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

2005.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE IMY COMMISSION EXPIRES: Oct 6, 2007 JEONDED THRU NOTARY PUBLIC UNDERWRITEES