20060327000142440 1/2 $25.00
Shelby Cnty Judge of Probate,AL
03/27/2006 03:21:50PM FILED/CERT

WARRANTY DEED

Shelby County, AL 03/27/2006
State of Alabama

Deed Tax:$11.00

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Six Thousand Nine Hundred and No/100 ($106,900.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **James Howell Walters, Jr. and Lisa Gayle Walters, husband and wife**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Thomas Hopkins,** referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 26, ACCORDING TO A RESURVEY OF LOTS 21, 22, 23, 25 AND 26, OF THE FIRST ADDITION TO TRIPLE SPRINGS SUBDIVISION, SECOND SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

$74,830.00 AND $21,380.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2006, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 22nd day of March, 2006.

James Howell Walters, Jr.
JAMES HOWELL WALTERS, JR.
BY: Debra M. King AIF
DEBRA M. KING, ATTORNEY-IN-FACT

Lisa Gayle Walters
LISA GAYLE WALTERS

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that James Howell Walters, Jr. by Debra M. King, Attorney-in-Fact whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

20060327000142440 2/2 $25.00
Shelby Cnty Judge of Probate,AL
03/27/2006 03:21:50PM FILED/CERT

GIVEN under my hand and seal this 22nd day of March, 2006.

My Commission Exp: CHRISTOPHER P. MOSELEY MY COMMISSION EXPIRES 10/07/09

Notary Public

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Lisa Gayle Walters, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 22nd day of March, 2006.

My Commission Exp: CHRISTOPHER P. MOSELEY MY COMMISSION EXPIRES 10/07/09

Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
THOMAS HOPKINS
11437 S. MOUNTAIN RIDGE
SANDY, UTAH 84092