



20060629000313360 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/29/2006 11:00:37AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:

Lenders First Choice
3850 Royal Ave.
Simi Valley, CA 93063
Phone: (800) 803-2658
[REDACTED]

THE STATE OF ALABAMA

MADISON COUNTY

******THE SOLE PURPOSE OF THIS DEED IS CORRECT THE LAST NAME OF THE
GRANTOR, DUE TO MARRIAGE, NO DEED TAX APPLICABLE**

Know All Men by These Presents: That for **NO CONSIDERATION**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **ERIC E. ROPER AND ELISE P. ROPER, F/K/A ELISE P. DUBAS, FOR THEIR JOINT LIVES WITH RIGHT OF SURVIVORSHIP** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ERIC E. ROPER AND ELISE P. ROPER, HUSBAND AND WIFE FOR THEIR JOINT LIVES WITH RIGHT OF SURVIVORSHIP** (herein referred to as grantee, whether one or more), the following described real estate, situated in Madison County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: LOT 67, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7, PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 33 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 238270000002036;

SOURCE OF TITLE IS DOCUMENT NO. 20040512000249820 (RECORDED 05/12/04)

More Commonly Known As: 292 FOREST PKWY ALABASTER, AL 35007-7729

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 12 day of

June, 20 06


ERIC E. ROPER


ELISE P. ROPER, F/K/A ELISE P DUBAS

Witness

THE STATE OF ALABAMA

MADISON COUNTY

I, Debra E. Holston, a Notary Public, in and for said County in said State, hereby certify that Elise Koper-Eric Koper whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of June, 20 06

Debra E. Holston
my Commission Expires
4.30.2008



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SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE
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1, AS RECORDED IN MAP BOOK 19, PAGE 33 IN THE PROBATE OFFICE OF
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