

This instrument was prepared by:
✓ Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Samuel O. & Providence C. Hooper
5357 Piny Wood Rd
B'ham AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



20060908000444480 1/1 \$74.00
Shelby Cnty Judge of Probate, AL
09/08/2006 10:38:17AM FILED/CERT

That in consideration of Sixty Three Thousand dollars and Zero cents (\$63,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. Wray Pearce and wife, Joan B. Pearce (herein referred to as grantors) do grant, bargain, sell and convey unto Samuel O. Hooper and Providence C. Hooper (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 14, according to the survey of Oak Harbour, Phase 1, as recorded in Map Book 27, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2006

This property constitutes no part of the homestead of the Grantor and his spouse.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

ALL of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25th day of August, 2006.

(Seal)

J. Wray Pearce
J. Wray Pearce (Seal)

(Seal)

Joan B. Pearce
Joan B. Pearce (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Wray Pearce and Joan B. Pearce, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 2006

[Signature]
Notary Public

My Commission Expires:



Shelby County, AL 09/08/2006
State of Alabama

Deed Tax: \$63.00