20070403000150190 1/1 $224.00
Shelby Cnty Judge of Probate, AL
04/03/2007 11:18:56AM FILED/CERT

This instrument was prepared by:
Vonda Felton, Attorney at Law
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Rux Bentley
P O Box 367
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED SEVENTY TWO THOUSAND AND NO/00 DOLLAR ($372,000.00)**, and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **THOMAS HOPKINS, a single man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **RUX L. BENTLEY and wife, AMANDA S. BENTLEY, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3 of Arlington Street Extension Subdivision, recorded in Map Book 11, Page 65, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

$159,200.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of March, 2007.

Shelby County, AL 04/03/2007
State of Alabama

Deed Tax:$213.00

Thomas Hopkins by Denise Hopkins, A.A.F.
Thomas Hopkins by Denise Hopkins,
Attorney in Fact under Power of Attorney
recorded as Instrument #20070403000150160
In Probate Office of Shelby County, AL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Denise Hopkins, whose name as Attorney in Fact for Thomas Hopkins, 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 she executed the same voluntarily on the day the same bears date in her capacity as such Attorney in Fact.

Given under my hand and official seal this 30th day of March, 2007.

Notary Public

My commission expires: 9/12/07