

Prepared by:
MALCOLM S. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Sharon D. Sheffield
106 Sunnywood Circle
Columbiana, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$129,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **THOMAS HOPKINS, a married man, by Tim Sullivan his Attorney-in-Fact** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **SHARON D. SHEFFIELD** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, 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.

\$91,900.00 of the above-recited purchase price was paid with a purchase money first mortgage recorded simultaneously herewith.

Subject property is not the homestead of the Grantor.

Subject to:

1. 40-foot building set back line from Sunnywood Circle as shown on recorded map of subdivision.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 143, Page 368 in the Probate Office
3. Restrictive covenants and conditions recorded in Misc. Book 24, Page 373 in the Probate Office.
4. Transmission line permits to Alabama Power Company and South Central Bell as recorded in Deed Book 312, Page 173 in the Probate office.
5. Transmission line permits to South Central Bell as recorded in Deed Book 312, page 457 in the Probate Office.
6. 7.5 foot utility easement across the west and 10-foot utility easement across the North side of said lot as shown on recorded map of said subdivision.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 9th day of November, 2007.

Thomas Hopkins by Tim Sullivan, his Attorney-in-Fact
THOMAS HOPKINS
By Tim Sullivan, his attorney-in-fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **THOMAS HOPKINS, by Tim Sullivan, his attorney-in-fact**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of November, 2007.

NOTARY PUBLIC
My commission expires:

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Aug 15, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 11/15/2007
State of Alabama

Deed Tax: \$38.00