

20071214000564420 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
12/14/2007 11:21:58AM FILED/CERT

\$ 10,000

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Kelvin L. Davis, ATTORNEY
2101 6th Avenue North, STE. 725
Birmingham, Alabama 35203

JOSEPH ROPER
1658 Mosaic Way
Smyrna, GA 30080-3711

WARRANTY DEED (Joint Tenants With Right of Survivorship)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON)

That in consideration of the sum of **TEN and 00/100 Dollars (\$10.00)** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **FRANK HAWKINS AND ALMA HAWKINS, a MARRIED COUPLE**, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **JOSEPH ROPER AND STEPHANIE ROPER**, (herein referred to as grantees, whether one or more), **as joint tenants with right of survivorship**, the following described real estate, situated in **SHELBY County, ALABAMA**, to-wit:

LOT 202, ACCORDING TO THE SURVEY OF FOREST PARKS, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THE LEGAL DESCRIPTION HAVING BEEN PROVIDED BY THE GRANTORS.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then survivorship of them in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this **DEC 08 2007** day of December, 2007.



FRANK HAWKINS



ALMA HAWKINS

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **FRANK HAWKINS AND ALMA HAWKINS, a MARRIED COUPLE**, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **DEC 08 2007** day of December, 2007

Shelby County, AL 12/14/2007
State of Alabama

Deed Tax: \$10.00


NOTARY PUBLIC

My Commission Expires

NOTARY PUBLIC
MY COMMISSION EXPIRES: Oct 9, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS