

# **WARRANTY DEED**

## **Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Nine Hundred, Ninety Five Thousand and no/100's Dollars (\$995,000.00)** to the undersigned grantor,

**MARK SCHROETER, a married man,**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

**MICHAEL HOPPER and KELLY HOPPER**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 8, according to the Survey of the View at Indian Crest, as recorded in Map Book 37, Page 48, in the Probate Office of Shelby County, Alabama.**

**Subject to the Protective Covenants of The View at Indian Crest.**

**Subject to restrictions, reservations, easements, leases, permits and building set back lines of record**

**\$417,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

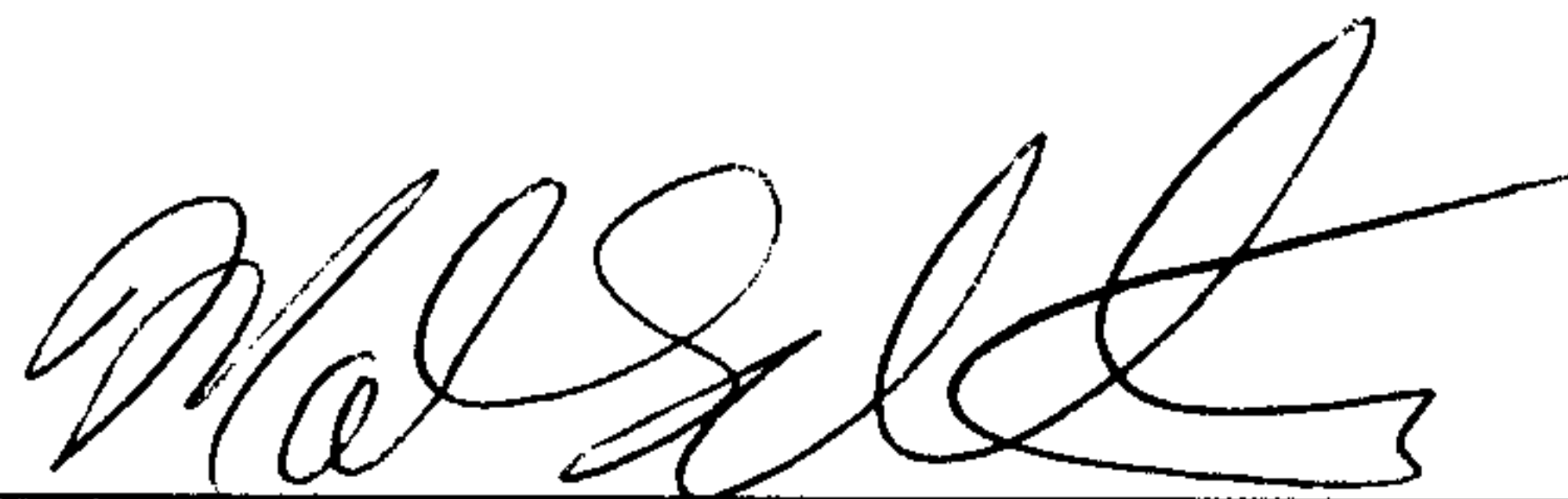
**The above described property is not the homestead of the grantor or his spouse.**

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 1st day of April, 2008.

WITNESS:

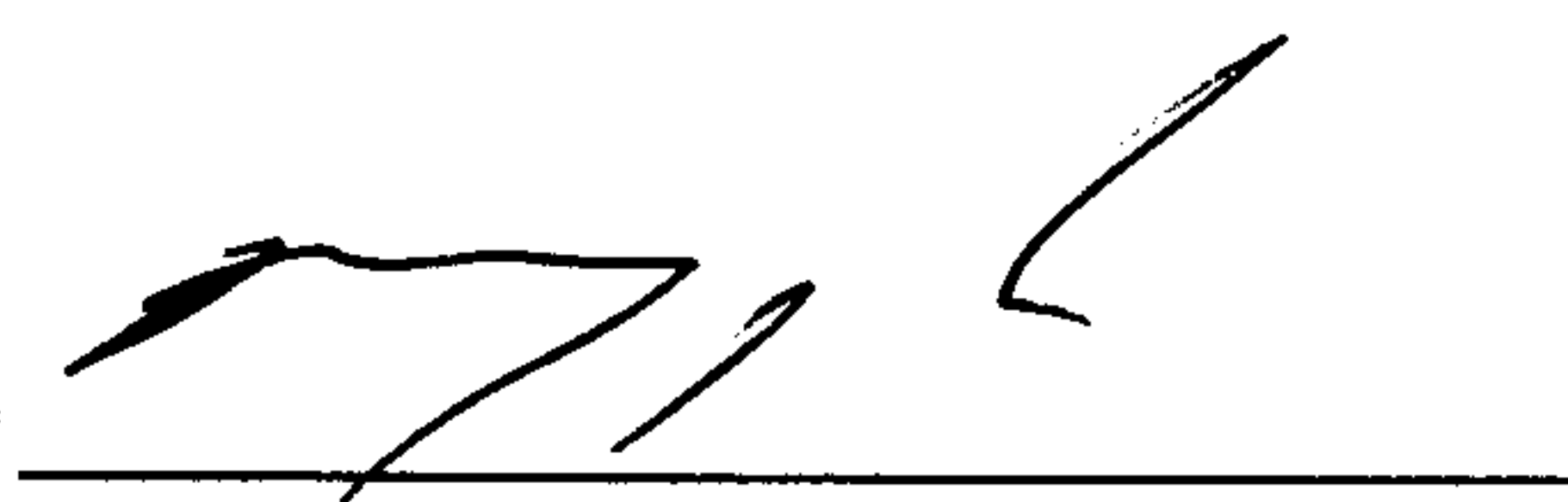
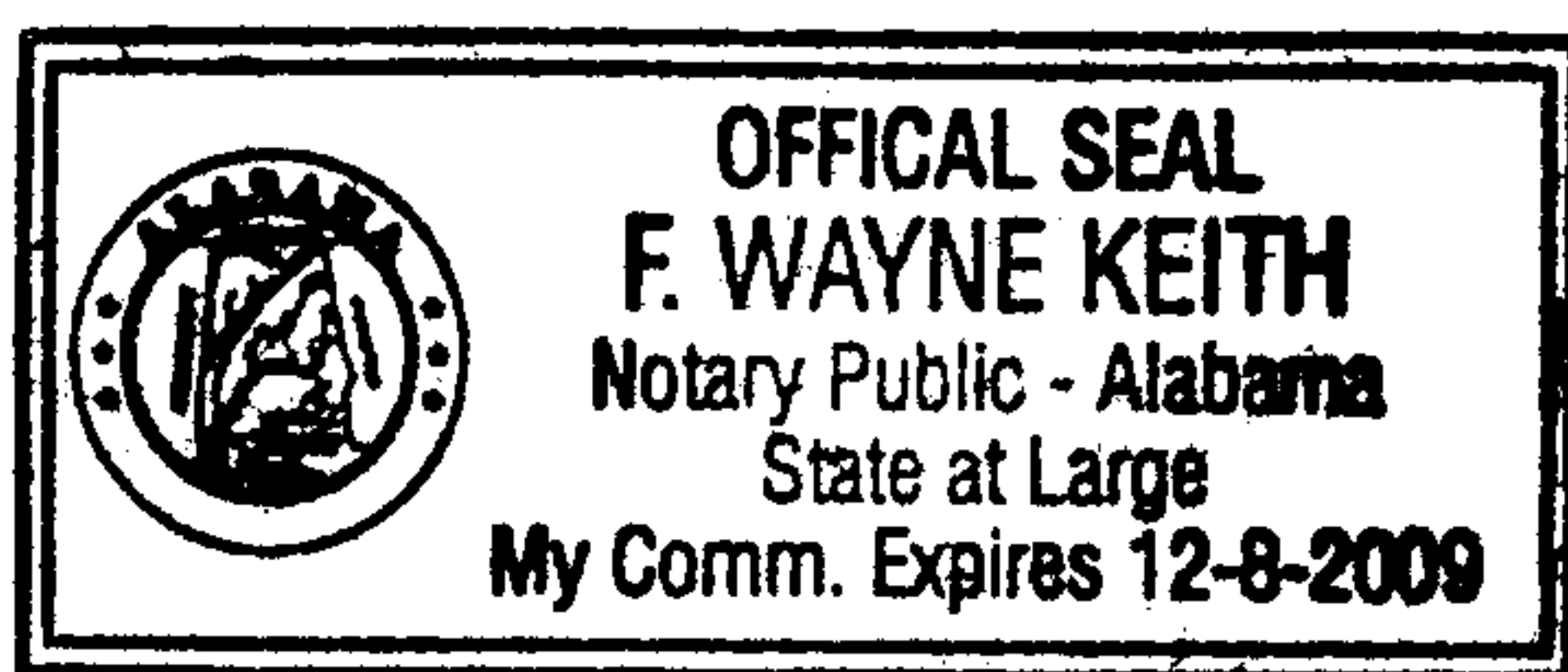


MARK SCHROETER

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Mark Schroeter, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 and seal this the 1st day of April, 2008.


  
Notary Public

This instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

Send Tax Notice to:  
Michael Hopper  
3131 Indian Crest Drive  
Birmingham, Alabama 35242

Shelby County, AL 04/15/2008  
State of Alabama

Deed Tax: \$578.00

  
20080415000153830 2/2 \$592.00  
Shelby Cnty Judge of Probate, AL  
04/15/2008 02:07:57PM FILED/CERT