

This instrument was prepared by:  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

Send tax notice to:  
Andrew S. Clements  
121 Brookhollow Way  
Pelham, Alabama 35124

## WARRANTY DEED

STATE OF ALABAMA )

:

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars (\$137,500.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Jerry Hooper and his wife Linda Hooper**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Andrew S. Clements**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 45, according to the Survey of Brookhollow First Sector,  
as recorded in Map Book 17, Page 103, in the Probate Office  
of Shelby County, Alabama.**

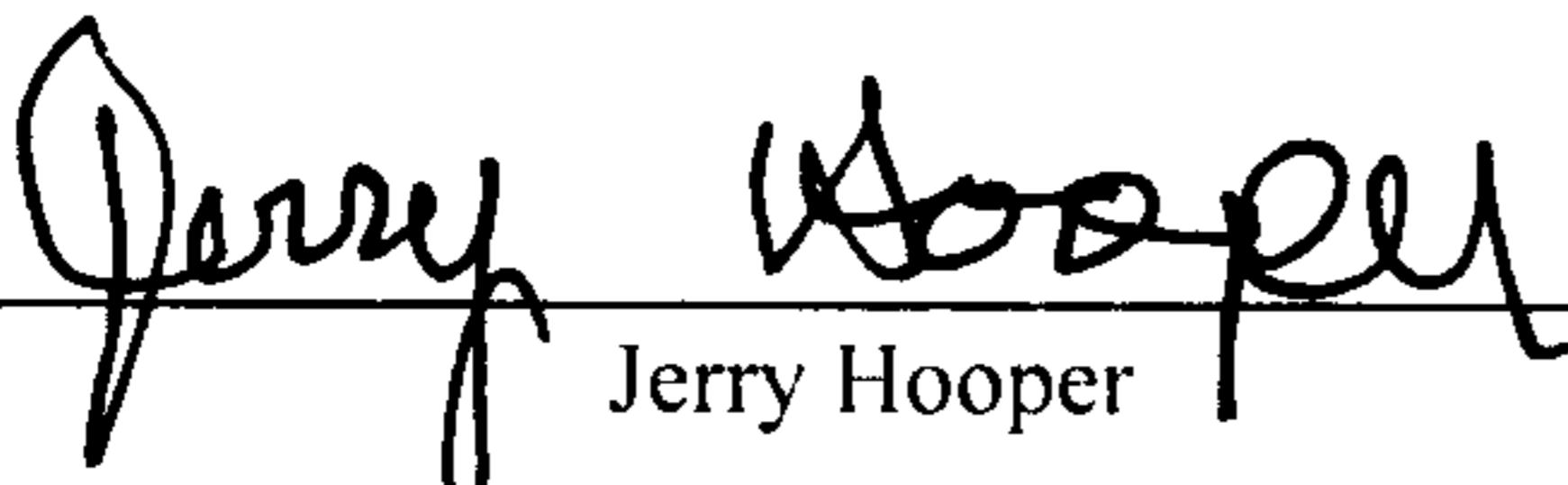
\$135,009.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2009 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

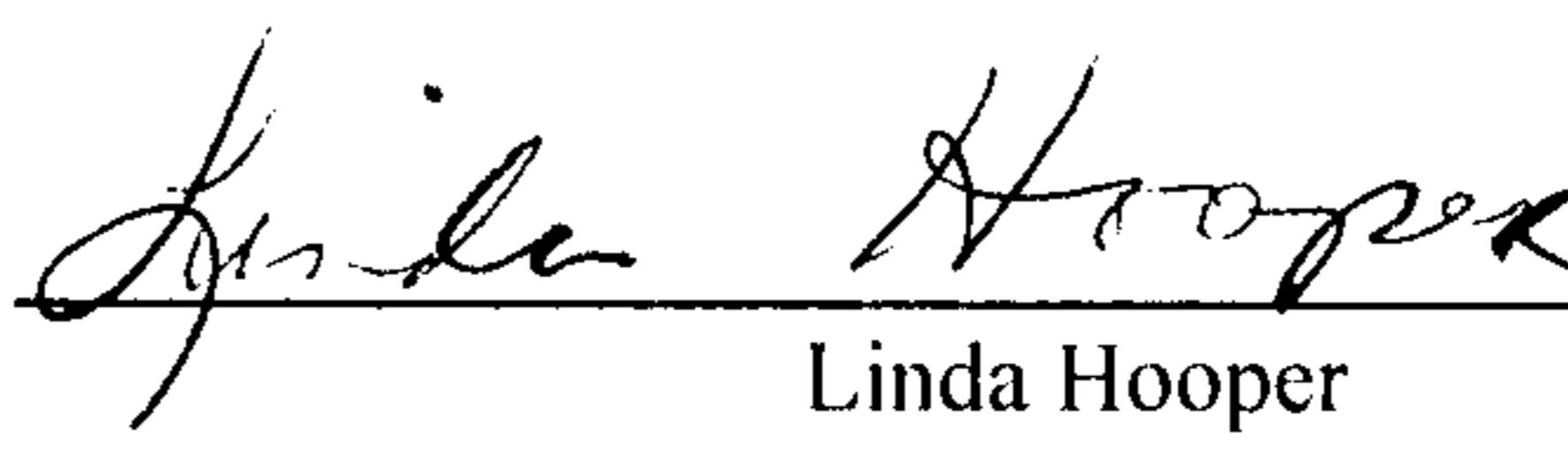
TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 29th day of July, 2009.

  
\_\_\_\_\_  
Jerry Hooper

(Seal)

  
\_\_\_\_\_  
Linda Hooper

(Seal)

STATE OF ALABAMA )

:

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jerry Hooper and Linda Hooper 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 29th day of July, 2009.

Shelby County, AL 08/11/2009

State of Alabama  
Deed Tax : \$2.50

Notary Public: David P. Condon  
My Commission Expires: 2-12-10

DAVID P. CONDON  
NOTARY PUBLIC  
ALABAMA  
08/11/2009