

1209-17360

20090818000318830 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/18/2009 03:43:55 PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

PERRY E. LAWLEY
3015 RAVEN CIRCLE
BIRMINGHAM, AL 35244

Shelby County, AL 08/18/2009

State of Alabama

Deed Tax : \$16.00

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTY TWO THOUSAND SEVEN HUNDRED DOLLARS 00/100 (\$252,700.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **PHILOMENA F. HOPKINS and CECIL O. HOPKINS, WIFE and HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **PERRY E. LAWLEY and ALICE C. WRIGHT**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 27, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
- 2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 182, PAGE 555.**
- 3. RESTRICTIONS APPEARING OF RECORD IN BOOK 144, PAGE 480.**
- 4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.**
- 5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 4, PAGE 553, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.**
- 6. 35 FOOT BUILDING LINE FROM RAVEN CIRCLE, AS SHOWN ON RECORDED MAP.**

PHILOMENA F. HOPKINS AND PHYLLIS HOPKINS ARE ONE AND THE SAME.

\$236,772.00 of the consideration herein was derived from a mortgage closed 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



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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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **PHILOMENA F. HOPKINS** and **CECIL O. HOPKINS**, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of July, 2009.

Philomena F. Hopkins
PHILOMENA F. HOPKINS

Cecil O. Hopkins By and through his attorney-in-fact Phyllis Hopkins

CECIL O. HOPKINS
By and through his Attorney-in-Fact,
Phyllis Hopkins

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PHILOMENA F. HOPKINS**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of July, 2009.

[Signature]

Notary Public

My commission expires: 2/16/10

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PHYLLIS HOPKINS** whose name(s) as attorney in fact for **CECIL O. HOPKINS**, is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 15TH day of July, 2009.

[Signature]

Notary Public

My commission expires: 2/16/10