

20091204000446760 1/2 \$194.00
Shelby Cnty Judge of Probate, AL
12/04/2009 01:06:44 PM FILED/CERT

SEND TAX NOTICE TO:
**Cassandra Ivey Hopkins and
Jeremy Phillip Hopkins**
5183 Colonial Park Road
Birmingham, Alabama 35242

911049

This instrument was prepared by:

Richard B. McClelland, Attorney
1821 Third Avenue North
Bessemer, AL 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 12/04/2009
State of Alabama
Deed Tax : \$180.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand dollars & no cents (\$180,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

D. W. Whitlock, a/k/a Dorothy W. Whitlock, an unmarried woman(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Cassandra Ivey Hopkins and husband, Jeremy Phillip Hopkins**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 25 ACCORDING TO THE MEADOWBROOK SIXTH SECTOR AS
RECORDED IN MAP BOOK 8, PAGE 44, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 8, Page 44.
5. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 47, Page 278 in the Probate Office of Shelby County, Alabama.
6. Agreement concerning electric service to Meadowbrook recorded in Book 48, Page 880.
7. Agreement with Alabama Power Company regarding underground cables recorded in Misc. Book 40, Page 801 and covenants pertaining thereto recorded in Misc. Book 40, Page 807.

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 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**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **December 01, 2009**

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

D. W. Whitlock
A/k/a Dorothy W. Whitlock

D. W. Whitlock, a/k/a Dorothy W. Whitlock (Seal)
D. W. Whitlock, a/k/a Dorothy W. Whitlock

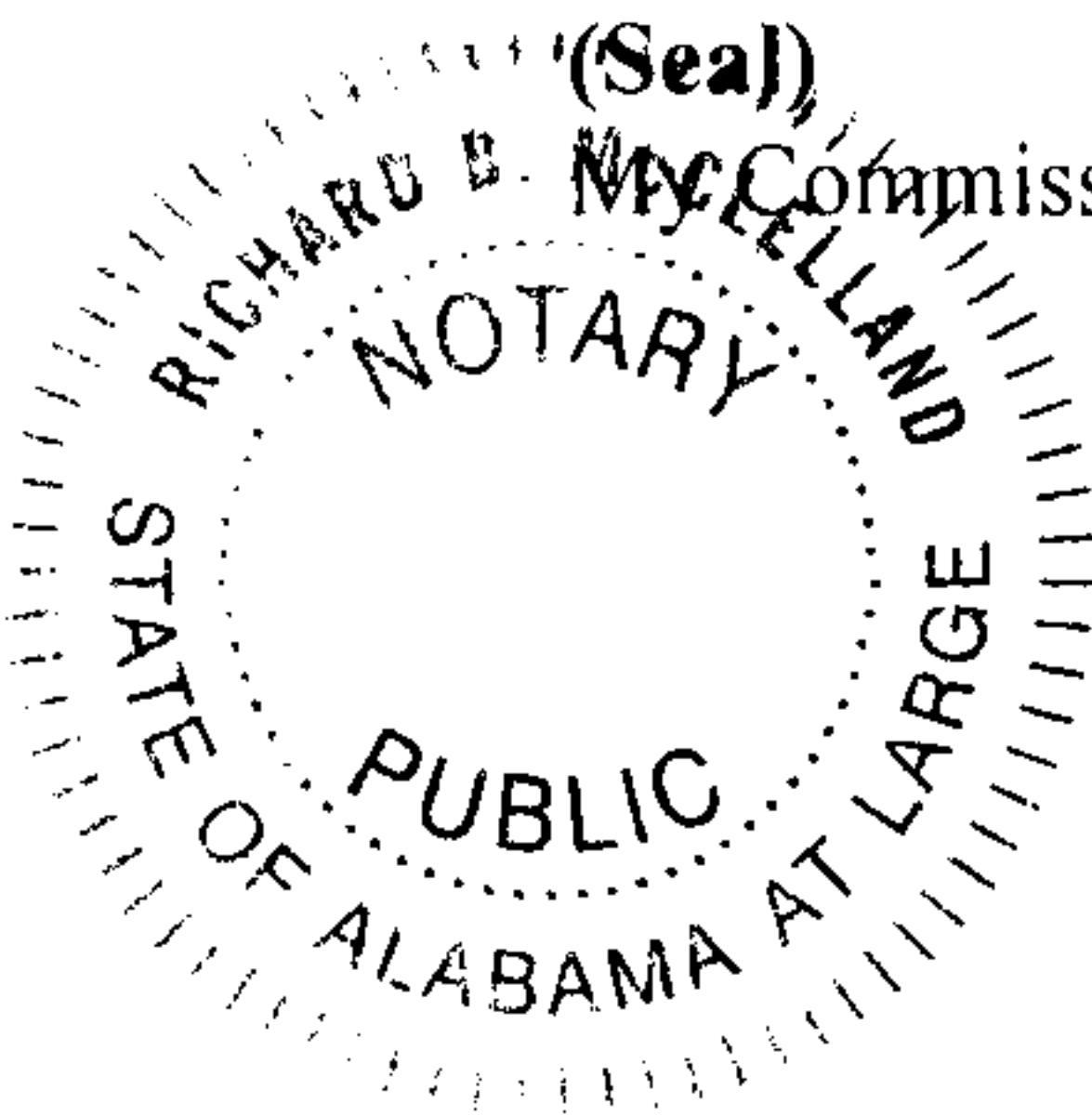
STATE OF ALABAMA
JEFFERSON COUNTY


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. W. Whitlock, a/k/a Dorothy W. Whitlock, an unmarried woman whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2009.

Richard B. McClelland
Notary Public.
(Seal)
My Commission Expires: Richard B. McClelland
My Commission Expires: 10-19-2010




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