

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Stacy Hopkins  
373 Mimosa Road  
Leeds AL 35094

20161004000363660  
10/04/2016 01:56:27 PM  
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$10,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Marlin Lee Johnson, Jr. and Tracy Hill Johnson his wife, whose mailing address is 8048 County Rd 33 Ashville AL 35953 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stacy Hopkins, whose mailing address is 373 Mimosa Road Leeds AL 35094 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 206 Hilltop Road, Leeds, AL 35094; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Marlin Lee Johnson, Jr. and Tracy Hill Johnson his wife has/have hereunto set his/her/their hand(s) and seal(s) , this 3rd day of October, 2016.

Marlin Lee Johnson, Jr.  
Marlin Lee Johnson, Jr.  
Tracy Hill Johnson  
Tracy Hill Johnson

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Marlin Lee Johnson, Jr. and Tracy Hill Johnson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 3rd day of October, 2016.

Phil Leslie  
Notary Public  
Commission Expires 12-29-2019

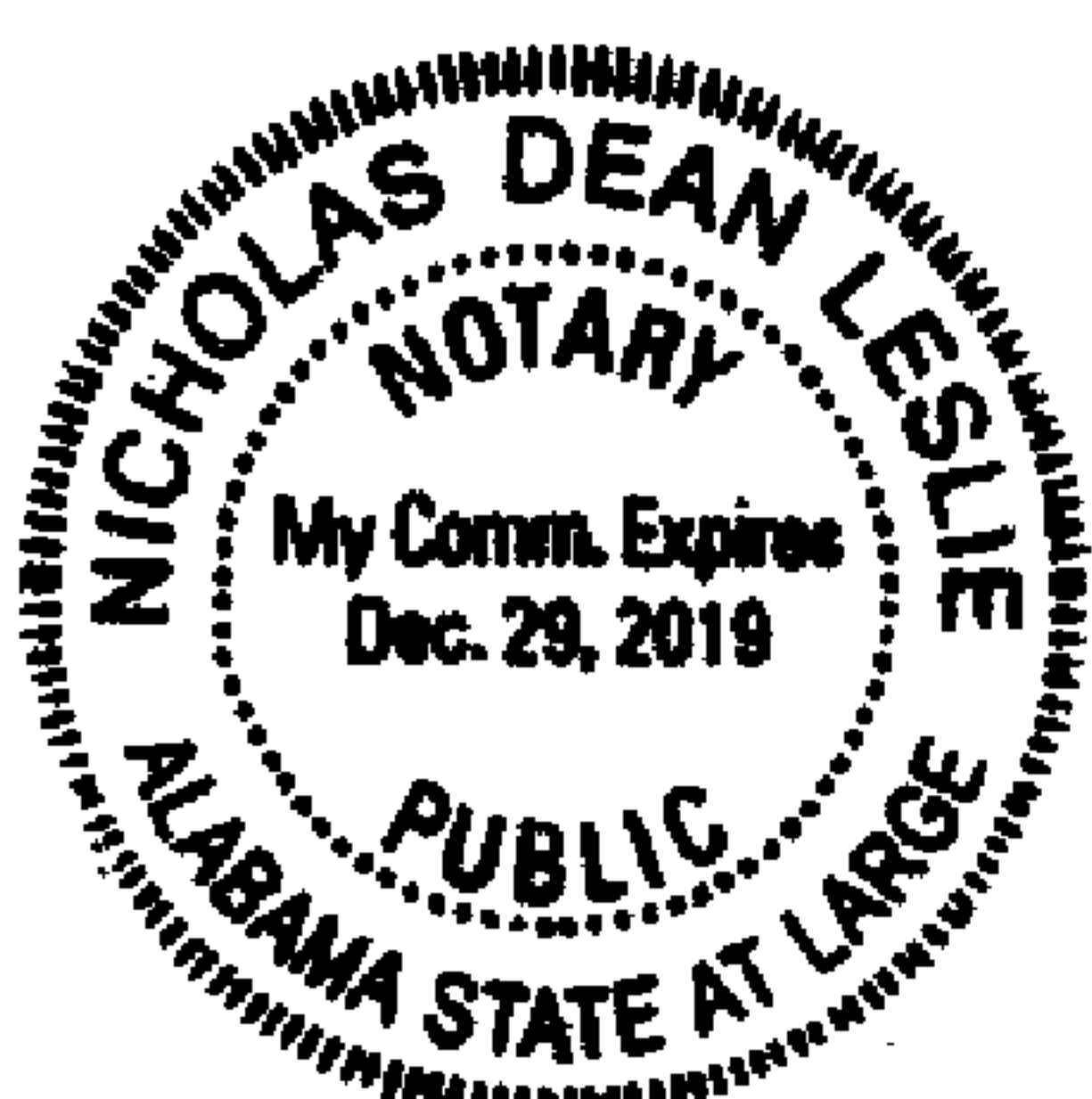
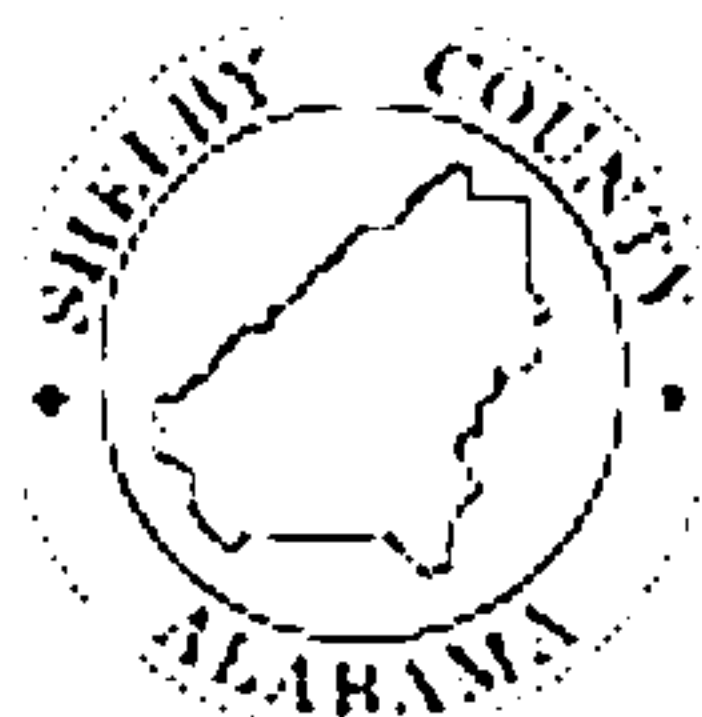


EXHIBIT "A"  
Legal Description

A parcel of land in the NE 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NW corner of the NE 1/4 of the NE 1/4 of said Section 33, thence run S45°09'E along the NE boundary of the SW 1/2 of the NE 1/4 of the NE 1/4 of said Section 33, a distance of 570 feet; thence run S44°51'W a distance of 105 feet to the Point of Beginning; thence run South a distance of 210 feet; thence run West a distance of 105 feet; thence run North a distance of 210 feet; thence run East a distance of 105 feet to the Point of Beginning. also a 30-foot right of way between the above described property and the public road along the existing drive leading to Highway #101.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/04/2016 01:56:27 PM  
\$28.00 CHERRY  
20161004000363660

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the County Clerk.