

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27545

Send Tax Notice To: Thomas David Hopkins, III
Regina Ashley Hopkins
6526 Hwy 55
Wilsonville, AL 35186

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, 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, **Kathryn C. Murer, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas David Hopkins, III and Regina Ashley Hopkins**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

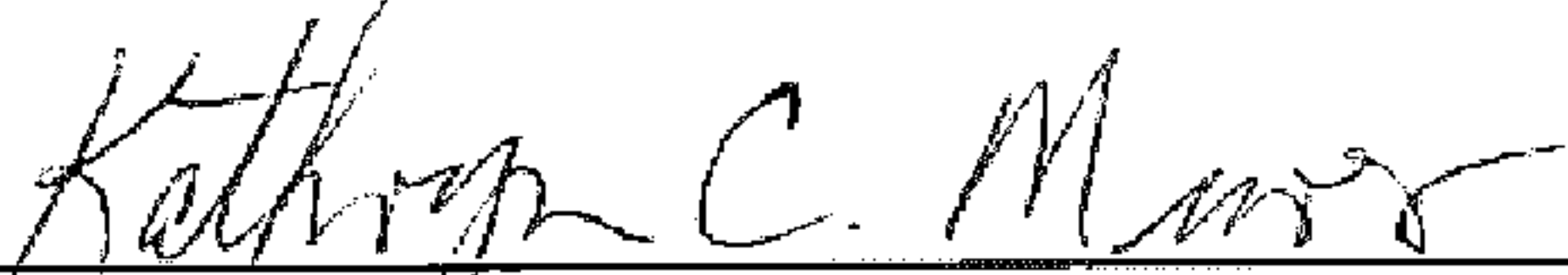
Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Kathryn C. Murer is the surviving grantee in that certain deed recorded in Instrument # 20080211000056860, Probate Office Shelby County, Alabama. The other grantee, John Russell Murer, having died on or about the 16th day of July, 2016.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

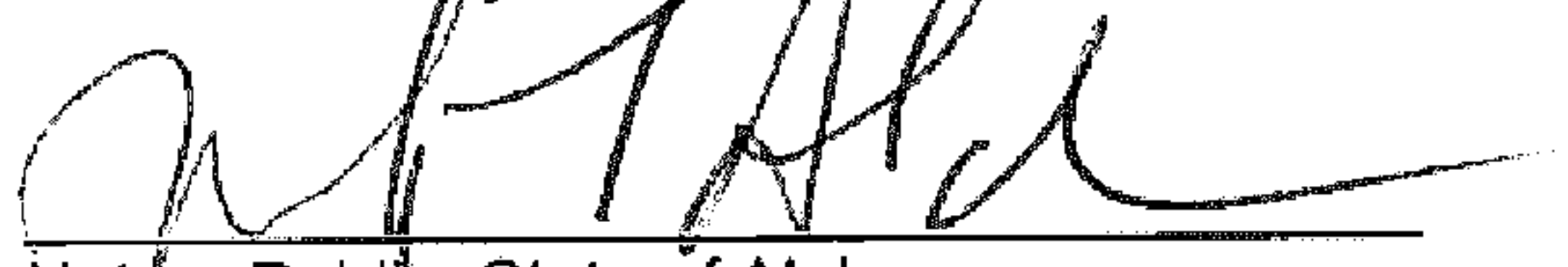
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of August, 2021.


Kathryn C. Murer

State of Alabama
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Kathryn C. Murer, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

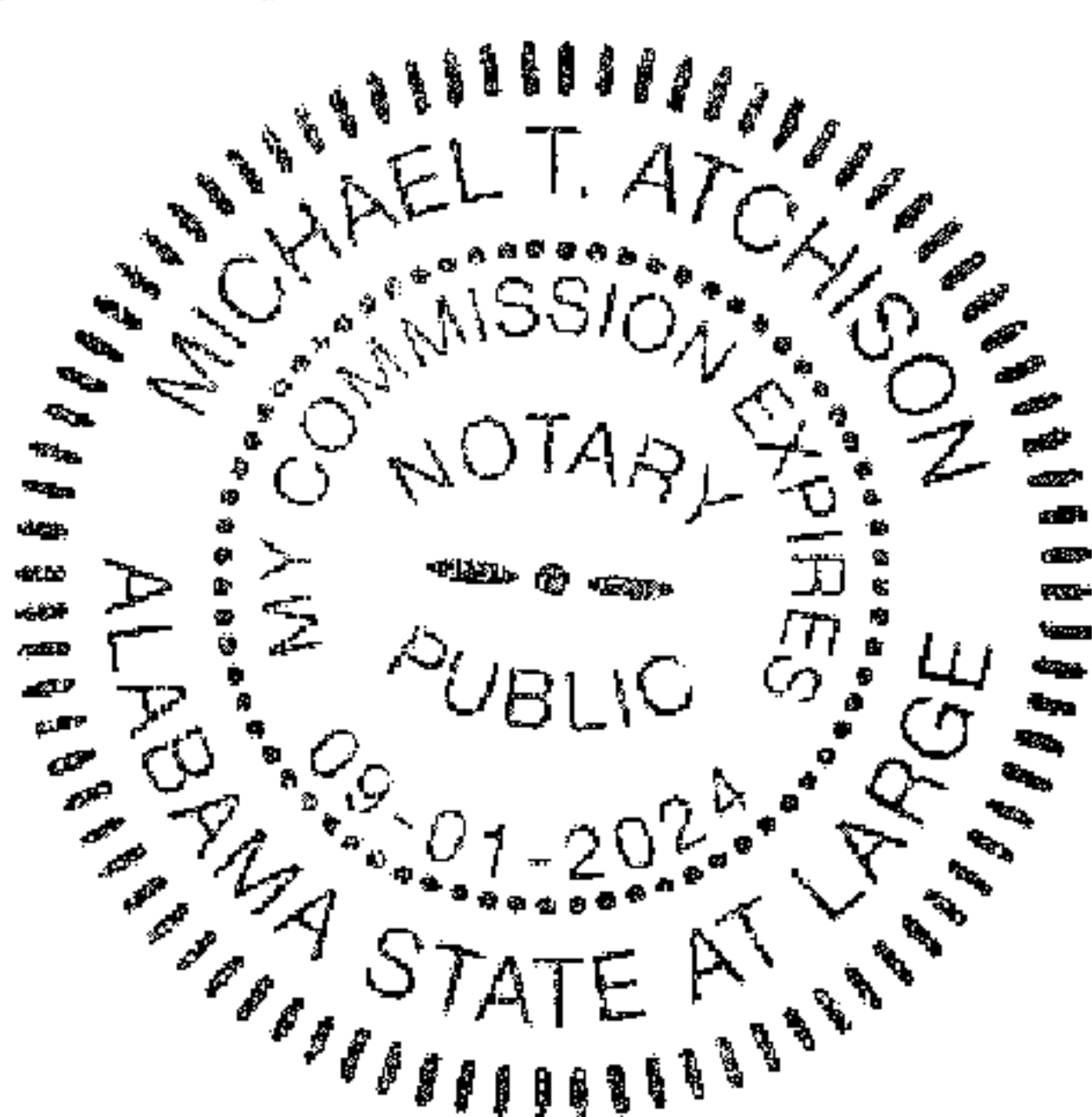


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A part of the NW 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 East, and also a part of the NE 1/4 of the NE 1/4 of Section 8, Township 20 South, Range 1 East, more particularly described as follows:

From the NW corner of Section 9, Township 20 South, Range 1 East, run Easterly along the North line of said Section a distance of 209.93 feet to a 2-inch pipe being the point of beginning; thence right 88 degrees 45 minutes 50 seconds a distance of 420.00 feet to a 1/2-inch capped rebar; thence right 91 degrees 12 minutes 33 seconds a distance of 238.21 feet to the East right of way of Shelby County Highway 55 being a 1/2-inch capped rebar; thence left 108 degrees 22 minutes 53 seconds along the right of way of said road a distance of 84.41 feet to a 1/2-inch capped rebar; thence left 0 degrees 01 minutes 36 seconds a distance of 26.30 feet to a 1/2-inch rebar; thence left leaving the right of way of said road a distance of 615.05 feet to a 1/2-inch rebar; thence left 90 degrees 06 minutes 20 seconds a distance of 525.19 feet to a 1/2-inch rebar; thence left 89 degrees 54 minutes 24 seconds a distance of 420.06 feet to the point of beginning.

According to survey of Van Marcus Peavy.

PARCEL II:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 9, and in the NE 1/4 of NE 1/4 of Section 8, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of Section 9, Township 20 South, Range 1 East; thence North 90 degrees 00 minutes 00 seconds East a distance of 209.93 feet; thence South 01 degrees 13 minutes 37 seconds East a distance of 400.00 feet to the point of beginning; thence continue along the last described course, a distance of 20.00 feet; thence South 89 degrees 57 minutes 24 seconds West a distance of 238.21 feet to a point on the Easterly right of way line of Shelby County Highway 55 (80-foot right of way); thence North 18 degrees 23 minutes 43 seconds West and along said right of way line a distance of 21.07 feet; thence North 89 degrees 57 minutes 24 seconds East and leaving said right of way, a distance of 244.43 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated November 30, 2006.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Kathryn C. Murer	Grantee's Name	Thomas David Hopkins, III Regina Ashley Hopkins
Mailing Address	<u>442 Cahaba Landing Road</u> <u>Birmingham, AL 35210</u>	Mailing Address	<u>6524 Hwy 55</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>6614 Highway 55</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>August 30, 2021</u>
		Total Purchase Price	<u>\$165,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 27, 2021

Print Kathryn C. Murer

 Unattested

Sign *Kathryn C. Murer*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2021 01:19:17 PM
\$193.00 CHERRY
20210831000425310

Allen S. Bayl

Form RT-1