

**This instrument is prepared by:**  
David F. Ovson  
2008 Cahaba Road  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Shane Merrell  
Robin Merrell  
64 5<sup>th</sup> Avenue  
Shelby, AL 3514



20120912000346710 1/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
09/12/2012 03:46:19 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA** )  
**JEFFERSON COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Doug Hope and Claudia P. Hope, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shane Merrell and Robin Merrell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 285, according to the survey of Alabama Power Company Recreational Cottage Site, Sector 5, as recorded in Map Book 23, Pages 29 A-B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on July 24, 2012

  
\_\_\_\_\_  
Doug Hope

  
\_\_\_\_\_  
Claudia P. Hope

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Claudia P. Hope and Doug Hope whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of July, 2012

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Aug 27, 2012**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Shelby County, AL 09/12/2012  
State of Alabama  
Deed Tax: \$100.00

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Doug Hope  
Mailing Address Claudia Hope  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Shane Merrell  
Mailing Address Robin Merrell  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 64 5th Ave  
Shelby AL 38143  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 7/24/12  
Total Purchase Price \$250,000  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 or 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 9/10/12

Print Ellen Lamb

☐ Unattested

(verified by)

Sign

Ellen Lamb

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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