

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Danny Earl Hope

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifteen Thousand Five Hundred dollars and Zero cents (\$15,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David W. Thomas, Jr. and wife, Monica L. Thomas (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Danny Earl Hope (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 AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.



of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the 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 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, we have hereunto set our hand(s) and seal(s), this 14th day of May 2013.

_____ (SEAL)	 (SEAL)
_____ (SEAL)	 (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment


COUNTY of Baldwin

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that David W. Thomas, Jr. and Monica L. Thomas whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 2013.


Notary Public

MY COMMISSION EXPIRES SEPTEMBER 19, 2015


20130603000225470 1/3 \$33.50
Shelby Cnty Judge of Probate, AL
06/03/2013 01:11:49 PM FILED/CERT

Shelby County, AL 06/03/2013
State of Alabama
Deed Tax: \$15.50

EXHIBIT A

A parcel of land in the southeast quarter of the northeast quarter of Section 15, Township 24 North, Range 15 East, being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of the northeast quarter of said Section 15; thence North 32 degrees 32 minutes 54 seconds East a distance of 769.80 feet to a point; thence North 34 degrees 54 minutes 00 seconds West a distance of 196.45 feet to a point; thence South 55 degrees 51 minutes 39 seconds West a distance of 300.00 feet to the point of beginning; thence South 55 degrees 51 minutes 39 seconds West a distance of 191.20 feet to a point; thence South 27 degrees 16 minutes 00 seconds East a distance of 199.75 feet to a point; thence North 76 degrees 38 minutes 46 seconds East a distance of 234.07 feet to the point of beginning.

According to the survey of Sid Wheeler, dated May 14, 1998.



20130603000225470 2/3 \$33.50
Shelby Cnty Judge of Probate, AL
06/03/2013 01:11:49 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name DAVID W Thomas Jr Grantee's Name DANNY EARL HOPE
Mailing Address MONICA L Thomas Mailing Address 3769 Hwy 71
Shelby AL 35743

Property Address 1852 Hwy 311 Date of Sale May 14 2013
Shelby AL 35743 Total Purchase Price \$ 15,500
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print DAVID W Thomas Jr Monica L Thomas

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


20130603000225470 3/3 \$33.50
Shelby Cnty Judge of Probate: AL
06/03/2013 01:11:49 PM FILED/CERT