

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

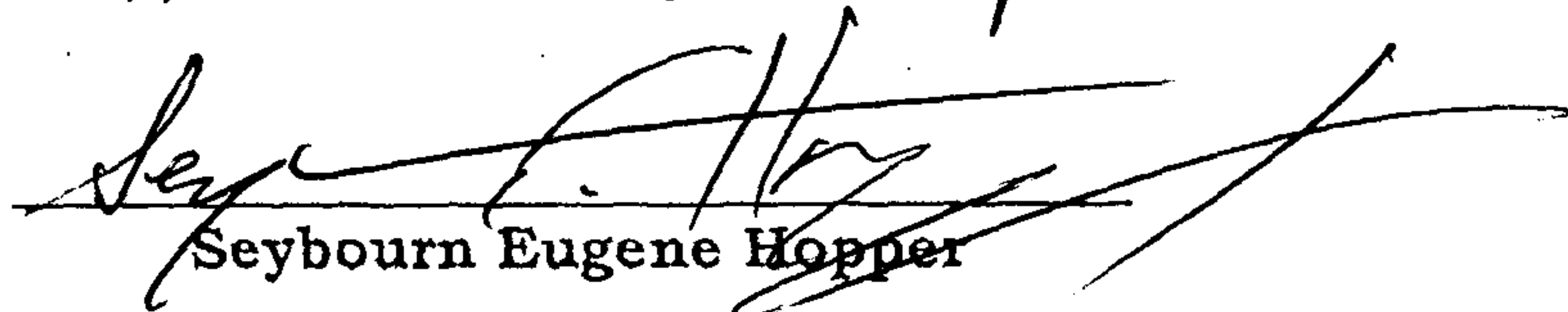
KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION **One Dollar and 00/100 (\$1.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Seybourn Eugene Hopper**, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Russell McAnnally Hopper and Vicki Lei Prewitt** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**:

BEGIN AT THE NE CORNER OF THE W 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA: THENCE S 00 DEGREES 13'38" W. 630.27 FT; THENCE S 00 DEGREES 41'02" W. 429.92 FT; THENCE N 53 DEGREES 29'25" W. 452.40 FT; THENCE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 330 FT AND A CENTRAL ANGLE OF 22 DEGREES 58'09" NORTHERLY FOR 132.29 FT; THENCE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 330 FT AND A CENTRAL ANGLE OF 22 DEGREES 58'09" NORTHERLY FOR 132.29 FT; THENCE LEAVING SAID CURVE N 42 DEGREES 21'55" E. 139.42 FT; THENCE N 61 DEGREES 05'19" E. 95.36 FT; THENCE N 15 DEGREES 15'53" E. 406.18 FT TO THE SOUTH RIGHT OF WAY OF SHELBY COUNTY ROAD 474; THENCE ALONG SAID R.O.W. S 88 DEGREES 08'06" E. 29.03 FT TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 4.53 ACRES MORE OR LESS

TO HAVE AND TO HOLD to the said grantees, 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 said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of July, 2013.


Seybourn Eugene Hopper

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, hereby certify that, **Seybourn Eugene Hopper**, whose name is signed to the foregoing conveyance, and who is 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 seal this 8th day of July, 2013.


20130708000275830 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
07/08/2013 01:14:38 PM FILED/CERT


NOTARY PUBLIC

My commission is: 2/8/2017

Real Estate Sales Validation Form

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

Grantor's Name Seybourn E. Hopper Jr.
Mailing Address 12450 Hwy 41 N
Leeds AL 35094

Grantee's Name Russell Hopper/Vicki Prewitt
Mailing Address 64 Hwy 474
Leeds AL 35094

Property Address 64 Hwy 474
Leeds AL 35094

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 10,419



20130708000275830 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
07/08/2013 01:14:38 PM FILED/CERT

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 7-8-13

Print Seybourn E. Hopper, Jr.

☒ Unattested

Karen Nelson
(verified by)

Sign

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