

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Silvia Hernandez
4010 Saddle Run Circle
Pelham, AL 35124

(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of One Hundred Twenty-Four Thousand Nine Hundred and no/100---(\$124,900.00) Dollars as evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Phyllis Hopkins, an unmarried woman
(Whose address is 414 LAKE CHELSEA WAY, CHELSEA, AL 35043)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Silvia Hernandez
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 34, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions and liens of record.

\$ 122,637.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


Shelby County, AL 08/02/2013
State of Alabama
Deed Tax: \$2.50

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever. And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant with the said GRANTEES, their successors 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 successors 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 26th day of July, 2013.

Phyllis Hopkins (Seal)
Phyllis Hopkins

_____ (Seal)

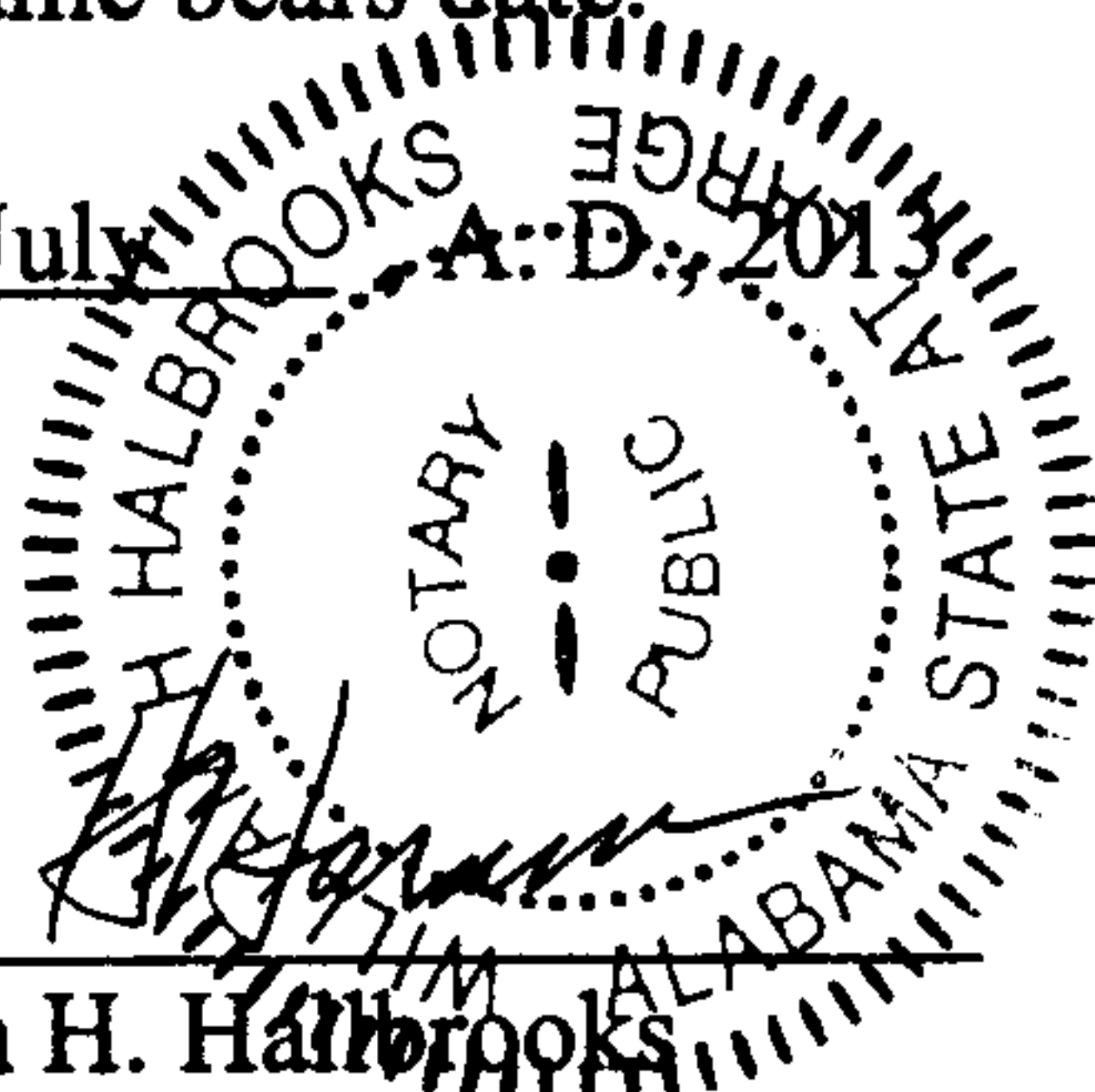

20130802000314640 1/1 \$16.50
Shelby Cnty Judge of Probate, AL
08/02/2013 12:30:48 PM FILED/CERT

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Phyllis Hopkins, 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 26th day of July, A.D., 2013


William H. Halbrooks
Notary Public: William H. Halbrooks

My Commission Expires: 4/21/16