

**WARRANTY DEED**

**VALUE:** \_\_\_\_\_

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**TITLE NOT EXAMINED  
BY PREPARER OF DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Dollar & 00/100-----(\$1.00) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged I, Danny E. Hope, a unmarried man as **GRANTOR** does hereby **GRANT, BARGAIN, SELL and CONVEY** unto Timothy A. Hope (herein referred to as **GRANTEE**), his heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

**Lot 1, of the Hope Subdivision as recorded in Map Book 43, Page 105 as Instrument No. 20130827000349790 in the Probate Court of Shelby County, AL.**

**Property herein conveyed is not the property of the Grantor.**

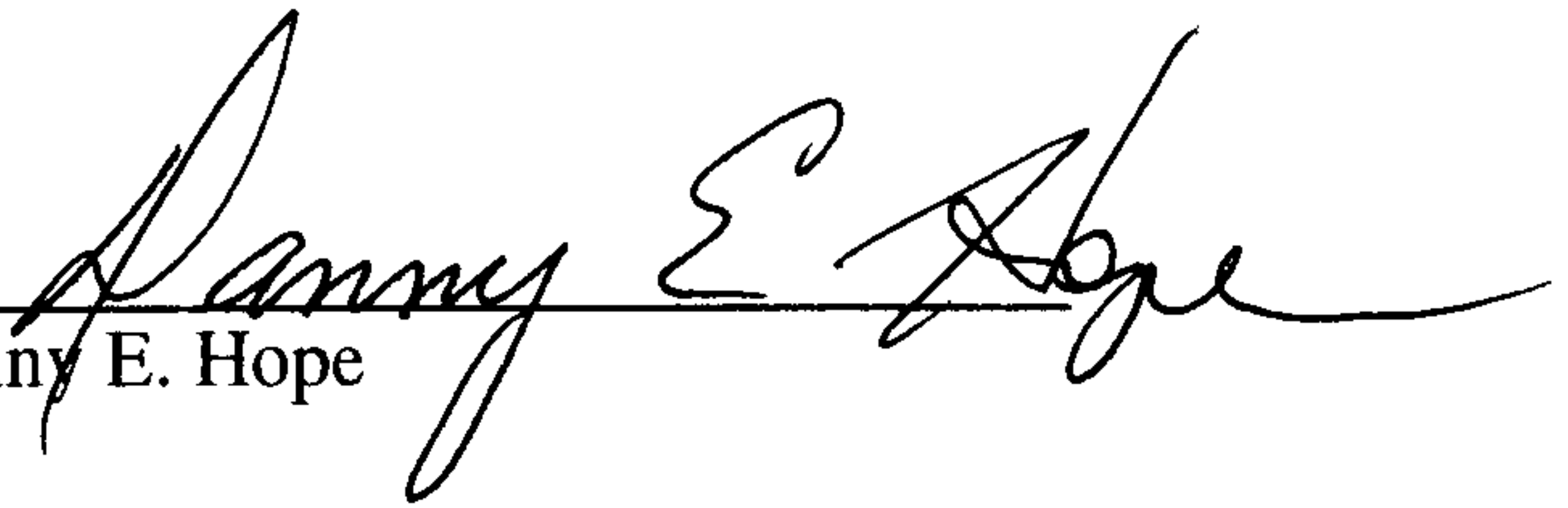
**TO HAVE AND TO HOLD**, the aforegranted premises to the said **GRANTEE**, his heirs and assigns **FOREVER**.

**AND GRANTOR** does covenant with the said **GRANTEE**, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as herinabove provided; that he has a good right to sell and convey the same to the said **GRANTEE**, his heirs and assigns and that **GRANTOR** will **WARRANT AND DEFEND** the premises to the said **GRANTEE**, his heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date herein-below affixed.

WITNESS:


\_\_\_\_\_

  
\_\_\_\_\_  
Danny E. Hope

STATE OF ALABAMA  
CHILTON COUNTY

I, the undersigned, hereby certify that Danny E. Hope, 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, has executed voluntarily on the day the same bears date.


Given under my hand and official seal this the 3<sup>rd</sup> day of September, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/15/15

THIS INSTRUMENT PREPARED BY:  
DAVID B. KARN  
401 LAY DAM ROAD  
CLANTON, ALABAMA 35045  
(205) 280-0940

GRANTEE'S ADDRESS

495 Shelia Lane  
Clanton, AL 35046

  
20130903000358730 2/3 \$65.00  
Shelby Cnty Judge of Probate, AL  
09/03/2013 03:21:02 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 DANNY E HOPE  
Mailing Address 3769 Hwy 71  
Shelby AL 35143

Grantee's Name Timothy A HOPE  
Mailing Address 495 Shelia Lane  
Clanton AL 35045

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 45,000

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  Appraisal  
 Sales Contract  Other  
 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 a

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 \_\_\_\_\_

Print Timothy A Hope

Sign \_\_\_\_\_

X Unattested R Melsen  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

