

Send tax notice to:

SHARON D FORMAN
220 DOYLE DR
MONTEVALLO, AL, 35115

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013565

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Six Thousand Nine Hundred and 00/100 Dollars (\$156,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MATTHEW J HOPE and KATHRYN B HOPE, HUSBAND AND WIFE **whose mailing address is:** 1021 Little Sorrell Drive, Calera, AL 35040 (hereinafter referred to as "Grantors") by SHARON D FORMAN AND BRYAN C FORMAN **whose mailing address is:** 220 DOYLE DR., MONTEVALLO, AL 35115 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 8, AS SHOWN BY MAP OR PLAT OF SUNNYDALE ESTATES, FIRST AND SECOND SECTORS, DATED JUNE 21, 1978, AND RECORDED IN MAP BOOK 7, PAGE 75, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

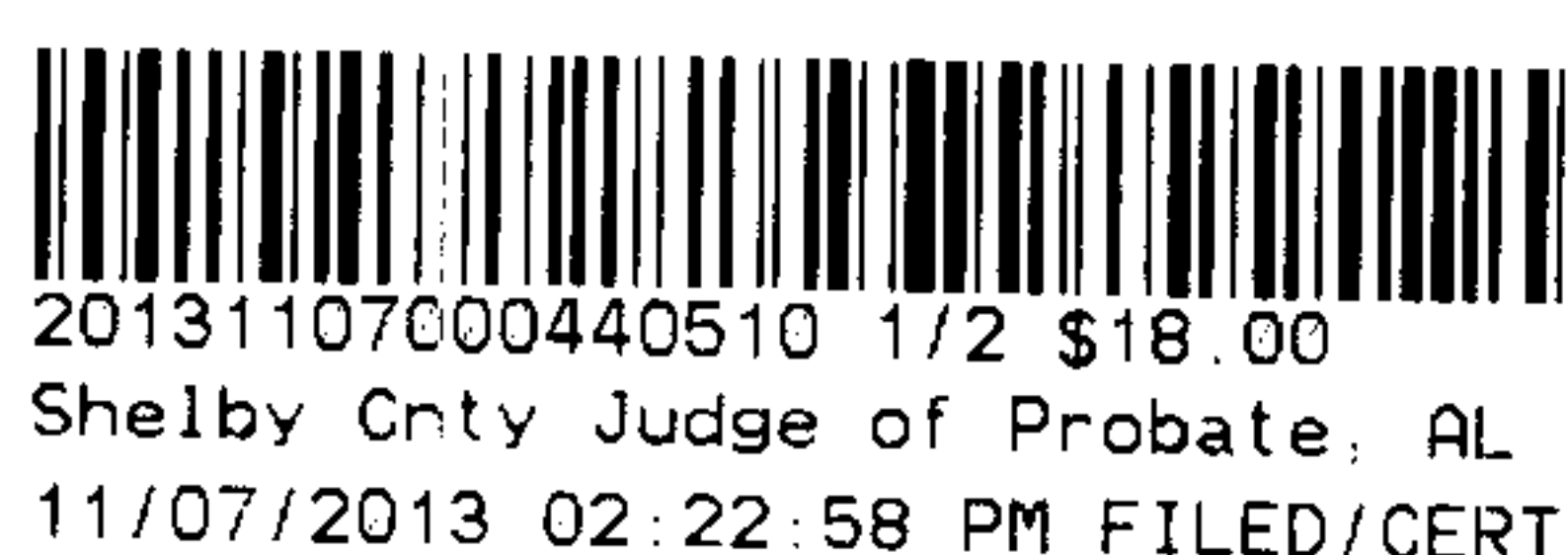
A PORTION OF LOT 8 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SW CORNER OF LOT 9; THENCE SOUTH 70 DEGREES 31 MINUTES 37 SECONDS E 208.26 FEET; THENCE SOUTH 51 DEGREES 25 MINUTES 36 SECONDS E, 73.45 FEET TO THE NW RIGHT OF WAY OF DOYLE DRIVE; THENCE ALONG SAID ROAD NORTH 40 DEGREES 00 MINUTES 00 SECONDS E 120.07 FEET TO THE SE CORNER OF LOT 9; THENCE ALONG SAID LOT NORTH 85 DEGREES 58 MINUTES 55 SECONDS W, 331.76 FEET TO THE POINT OF BEGINNING. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. SUCH STATE OF FACTS AS SHOWN ON THE MAP OR PLAT OF SUNYDALE ESTATES, AS RECORDED IN MAP BOOK 7, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$160,102.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

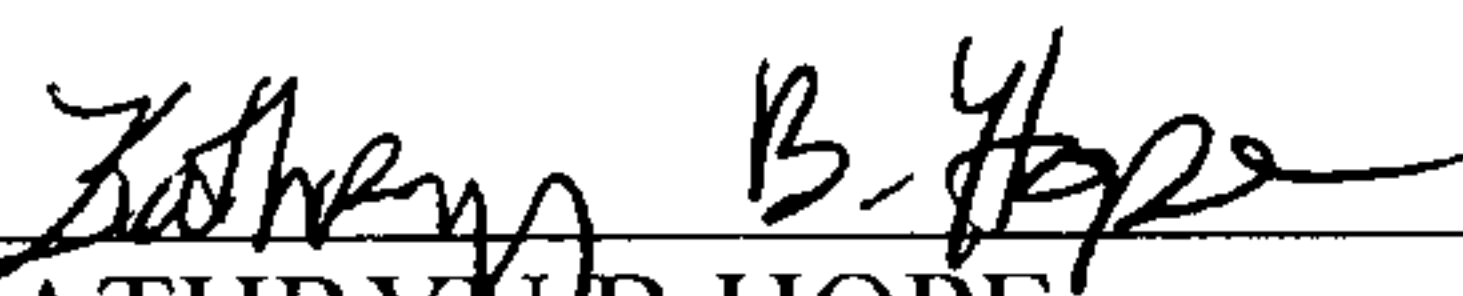
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall,



warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of October, 2013.

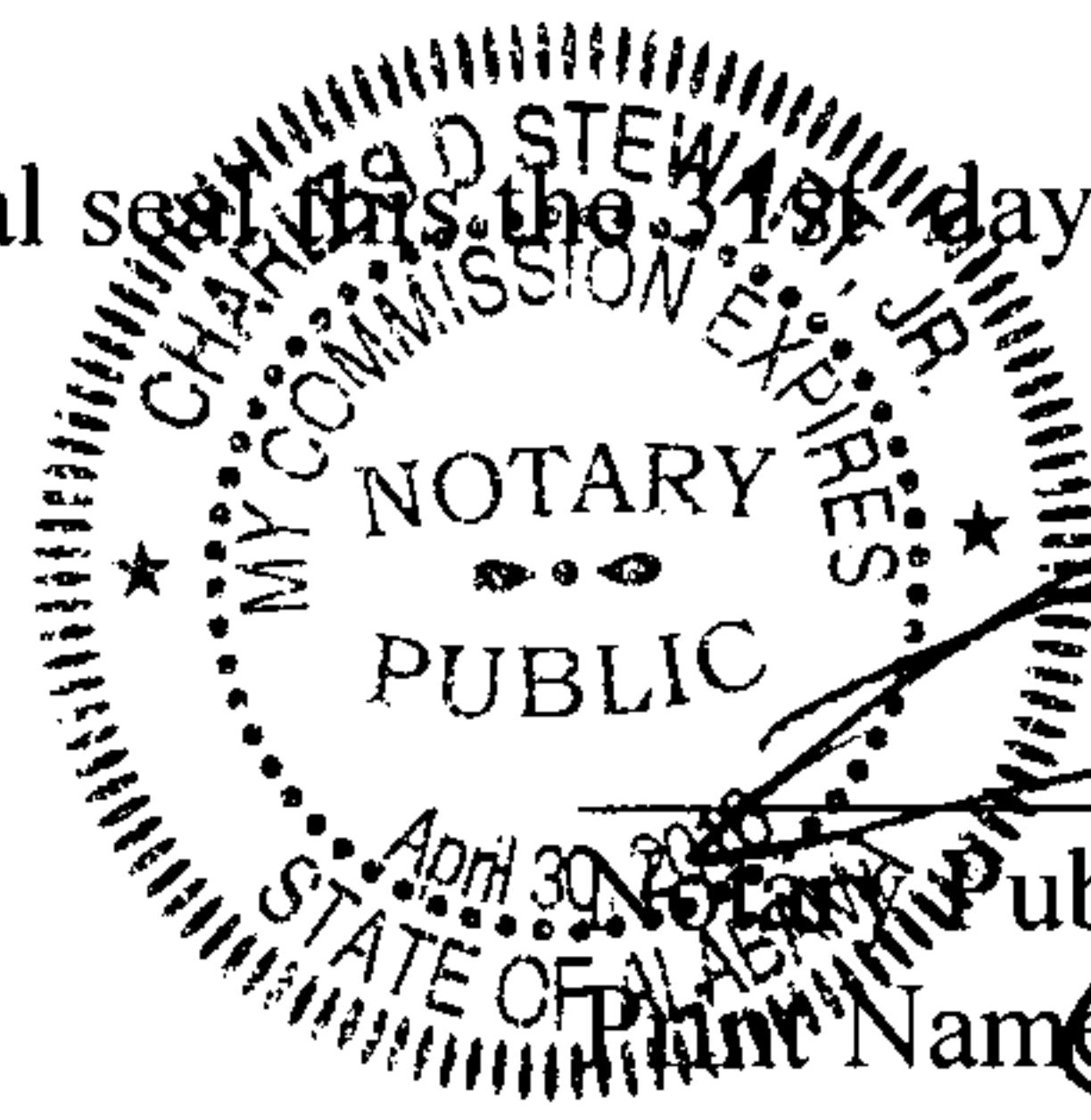

MATTHEW J HOPE

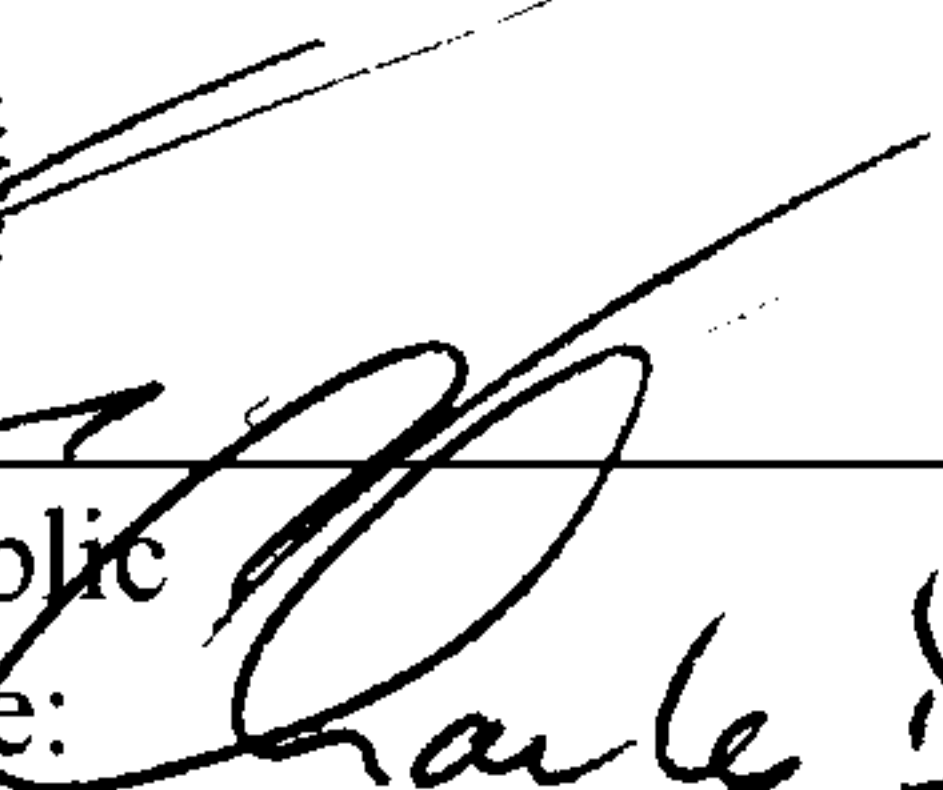

KATHRYN B HOPE


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW J HOPE and KATHRYN B HOPE, whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2013..




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-15


20131107000440510 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/07/2013 02:22:58 PM FILED/CERT