

This instrument prepared by
David A. Bedgood
Bedgood Law Firm, LLC
One Chase Corporate Center, Suite 400
Birmingham, Alabama 35244
david@bedgoodlaw.com
File # DAB14-666

Send Tax notice to:
Anson Scott Sims
Sandra Stetler Sims
303 Strathaven Road
Pelham, Alabama 35124

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two hundred fifty two thousand seven hundred seventy-seven and No/100 DOLLARS (\$252,777.00)**, and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged we, **Alfred B. Hopper and Wanda L. Hopper**, a married couple, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Anson Scott Sims and Sandra Stetler Sims**, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

Lot 1644, according to the Survey of Strathaven at Ballantrae, Phase 2, as recorded in Map Book 41, page 51, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument number 20100426000125710

\$161,000.00 of the purchase price paid herein is paid with mortgage filed simultaneously herewith.

Subject to:

1. Any mineral or mineral rights leased, granted or retained by grantor or prior owners.
2. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.
3. Municipal improvements, taxes assessments and fire district dues against subject property, if any.
4. Such state of facts as shown on the Survey of Strathaven at Ballantrae, Phase 2, as recorded in Map Book 41, page 51, in the Probate Office of Shelby County, Alabama.
5. Covenants, conditions and restrictions as set forth in the document recorded in Instrument No 2009-276210 and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. Covenant for Strom Water Run-off as recorded in Instrument No. 2009-307310.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their

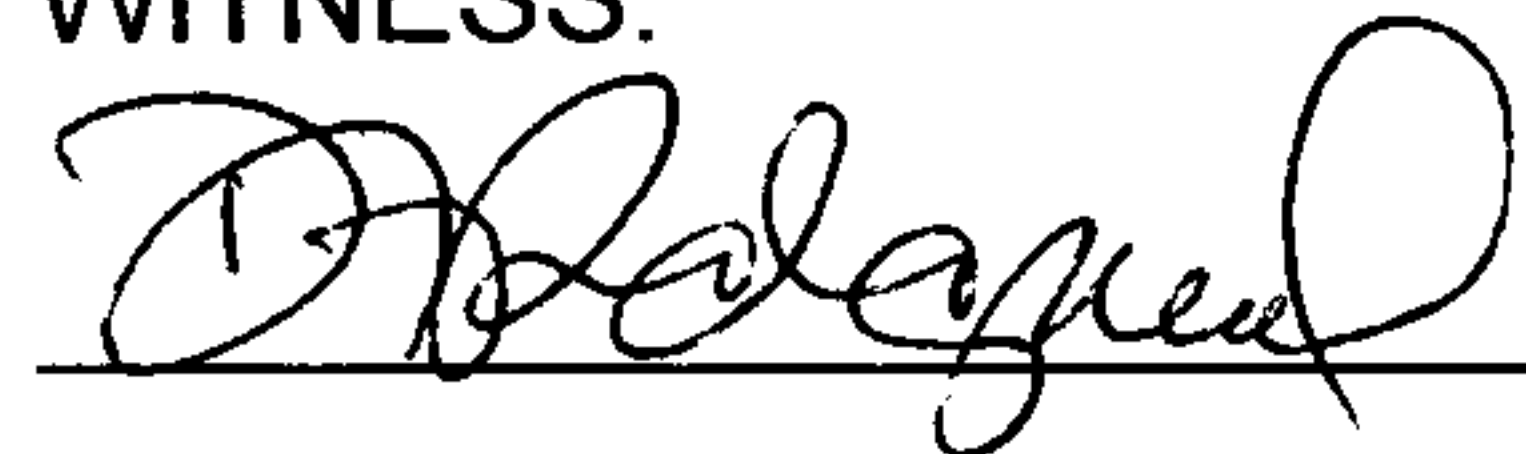
heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

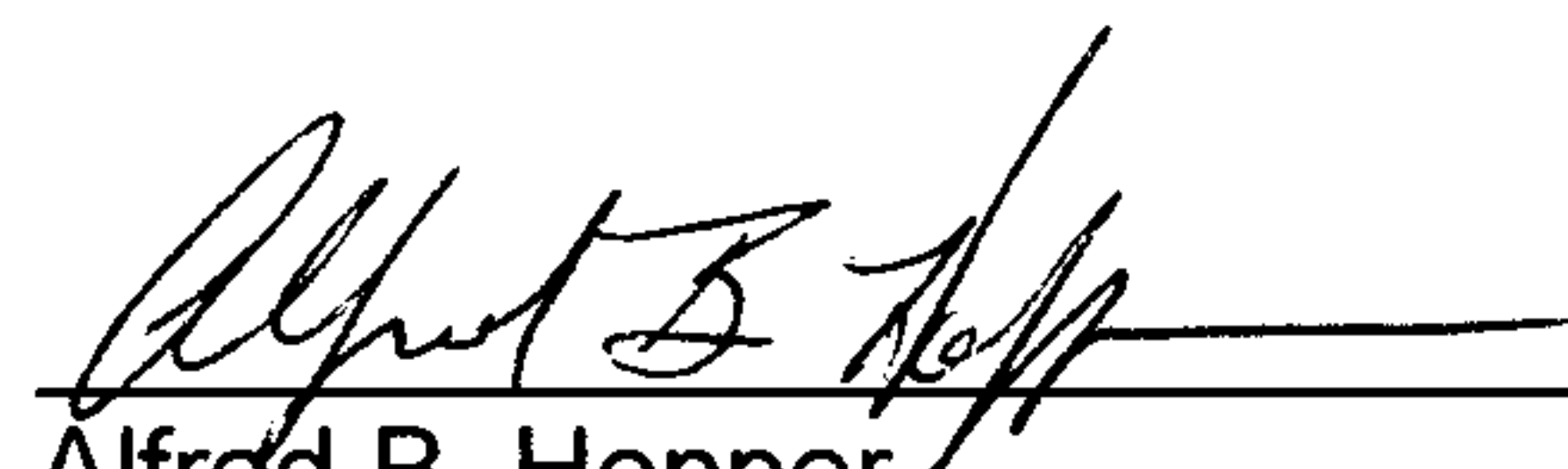
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEES, their heirs, successors and assigns FOREVER.

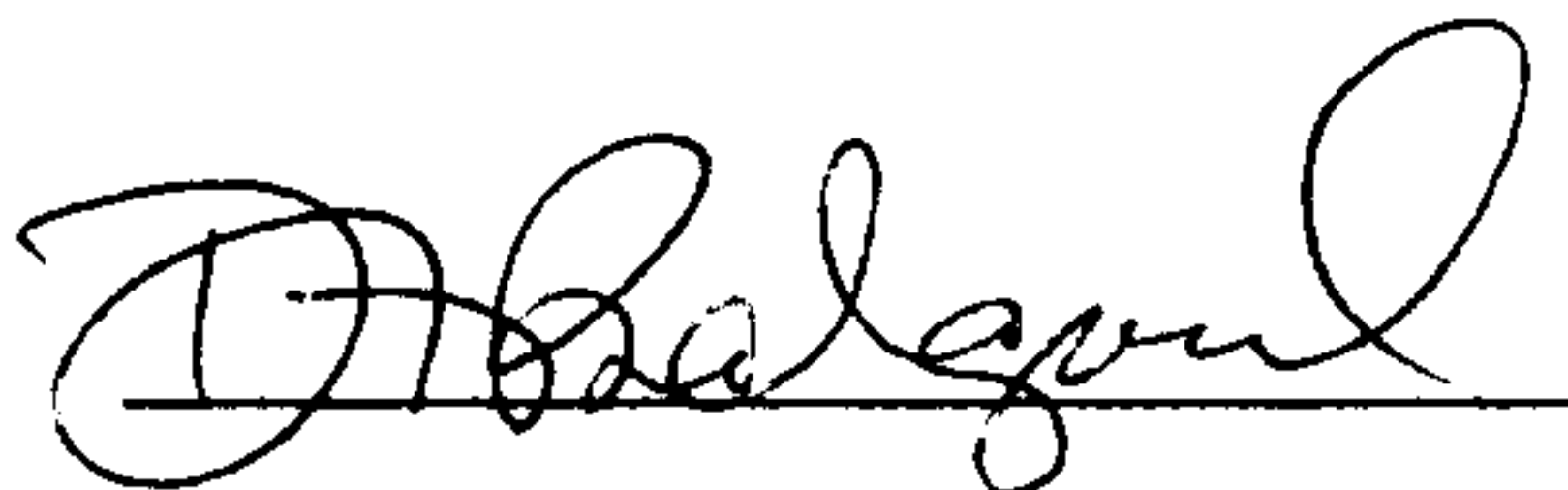
And GRANTORS do covenant with the said GRANTEES, their heirs, successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEES, their heirs, successors and assigns forever, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

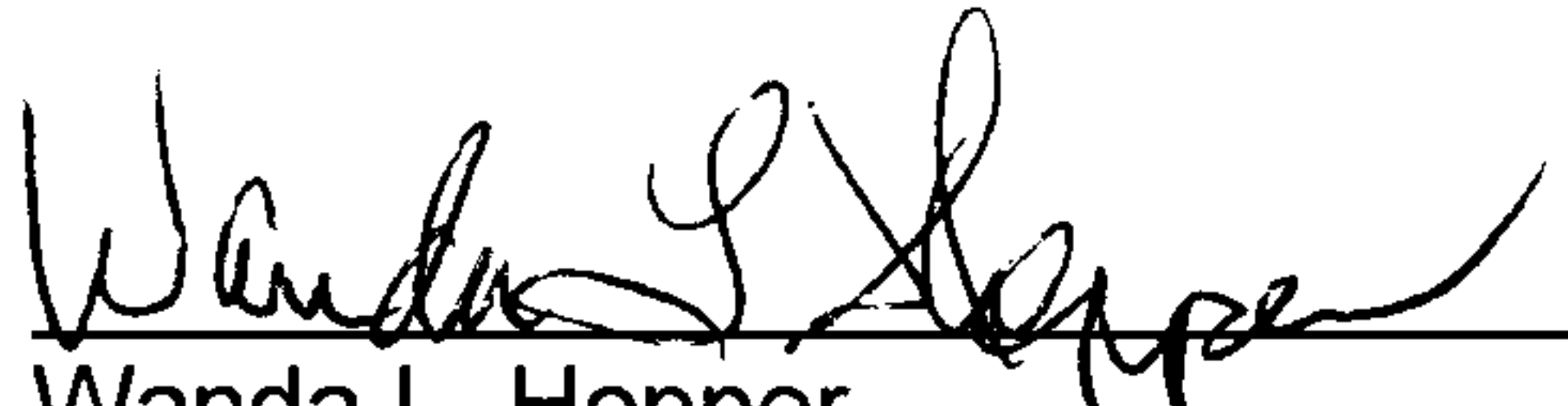
IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25 day of June 2014.

WITNESS:



 (L.S.)
Alfred B. Hopper



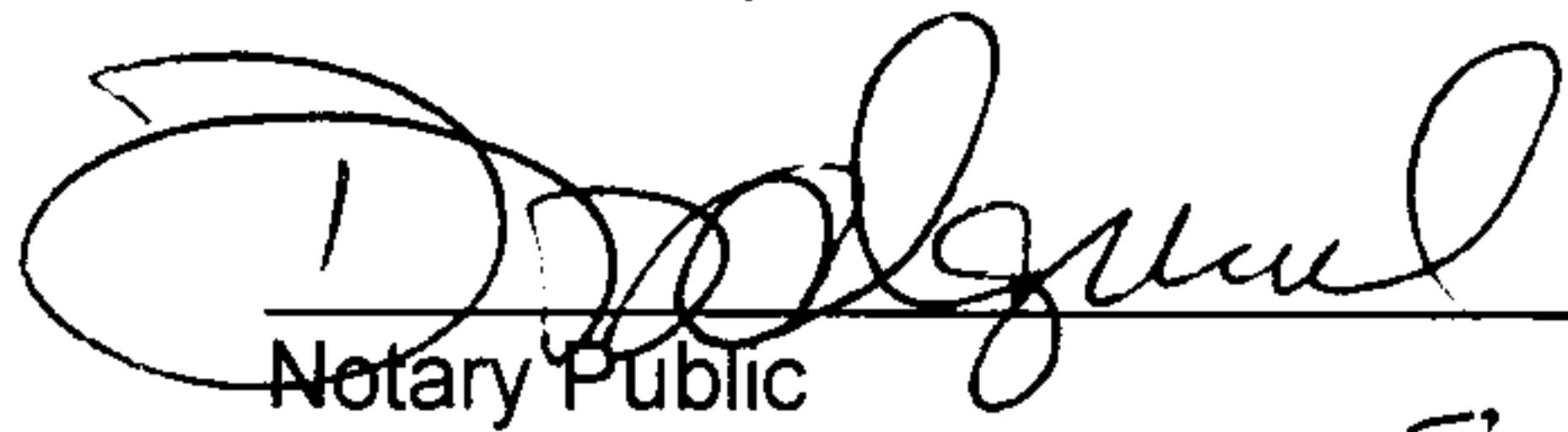
 (L.S.)
Wanda L. Hopper

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, Alfred B. Hopper and Wanda L. Hopper, whose names are signed to the foregoing 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 the 25 day of June 2014.

SEAL


Notary Public
My Commission Expires 8-16-15



20140627000195430 3/3 \$112.00
Shelby Cnty Judge of Probate, AL
06/27/2014 12:16:45 PM FILED/CERT

REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:

Alfred B. Hopper

Wanda L. Hopper

12712 Hunters Chase

Foley, AL 36535

Grantee's Name and Mailing Address:

Anson Scott Sims

Sandra Stetler Sims

303 Strathaven Road

Pelham, AL 35124

Property Address:

303 Strathaven Road

Pelham, AL 35124

Date of Sale: 06/25/2014

Total Purchase Price: \$252,777.00

Loan amount: \$161,000.00

The purchase price or actual value claimed on this form can be verified in the X HUD-1 Settlement Statement (Closing Statement) Tax Assessor's Value.

I attest to the best of my knowledge and belief that the information contained in the foregoing 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: 6/20/2014

Shelby County, AL 06/27/2014
State of Alabama
Deed Tax: \$92.00