

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Susan Hamlin and James Pope
1134 6th Ave NW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

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)
)

20140801000237520
08/01/2014 11:24:55 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seventy-Five Thousand And No/100 Dollars (\$75,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Carol Smith, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Susan Hamlin and James Pope (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 6, in Block 1, according to the Survey of Hamlet, as recorded in Map Book 8, Page 34, in the Probate Office of Shelby County, Alabama.

Note: Carol Ann Horne is the surviving grantee of that certain deed recorded in Instrument #1998-47215; the other grantee, Brian B. Horne having died on or about April 14, 2013. Carol Smith is one and the same person as Carol Ann Horne, who acquired title in Instrument #1998-47215. This is not the homestead property of the Grantor as defined in the Code of Alabama Section 6-10-3.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 31, 2014.

Carol Smith
Carol Smith

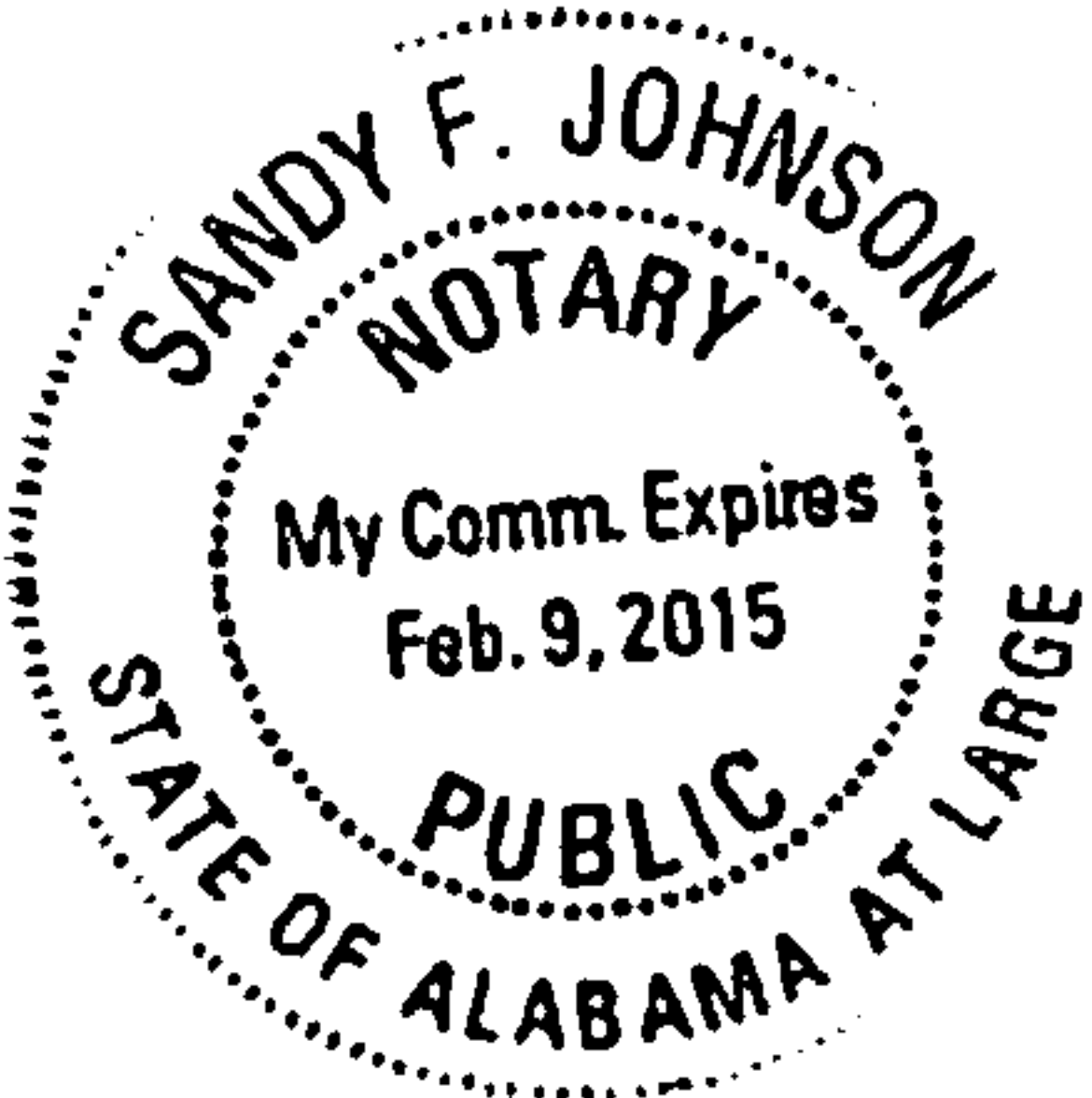
STATE OF ALABAMA

SHELBY COUNTY

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Smith 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, she executed the same on the day same bears date.

Sandy F. Johnson
Notary Public
Commission Expires: _____
Given under my hand and official seal on the 31st day of July, 2014.



Real Estate Sales Validation Form

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

20140801000237520 08/01/2014 11:24:55 AM DEEDS 2/2

Grantor's Name Carol Smith

Grantee's Name Susan Hamlin and James Pope

Mailing Address 1134 6th Ave NW
Alabaster, AL 35007

Mailing Address 140 Co Rd 600
Enterprise, AL 36030

Property Address 1134 6th Ave NW
Alabaster, AL 35007

Date of Sale July 31, 2014

Total Purchase Price \$75,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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 - Carol Smith, 1134 6th Ave NW, Alabaster, AL 35007.

Grantee's name and mailing address - Susan Hamlin and James Pope, . .

Property address - 1134 6th Ave NW, Alabaster, AL 35007

Date of Sale - July 31, 2014.

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 with 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: July 31, 2014

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2014 11:24:55 AM
\$92.00 CHERRY
20140801000237520

