

THIS INSTRUMENT WAS PREPARED BY:

John A. McBrayer, Attorney At Law
3110 Cummins Street
Pelham, AL 35124

SEND TAX NOTICE TO:

Linda Russell
13644 Highway 73
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20140904000278050 1/2 \$122.00
Shelby Cnty Judge of Probate, AL
09/04/2014 11:02:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **SARAH E. HOPPER**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto, **LINDA F. RUSSELL**, herein referred to as Grantee, (whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

**Lot 4, in Block 1, Oak Mountain Estates, according to Map
Book 5, on Page 57, in the Probate Office of Shelby County,
Alabama.**

*The legal description set out herein was prepared without the benefit of survey
or title search. The Preparer makes no warranty for the accuracy thereof.*

TO HAVE AND TO HOLD, to the said Grantee and upon the death of said Grantee, then to the heirs and assigns of such survivor forever, in fee simple, together with every contingent remainder and right of reversion. And said Grantor does for herself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that she 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 Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set her signature and seal, this 29th day of August, 2014.

ATTEST:

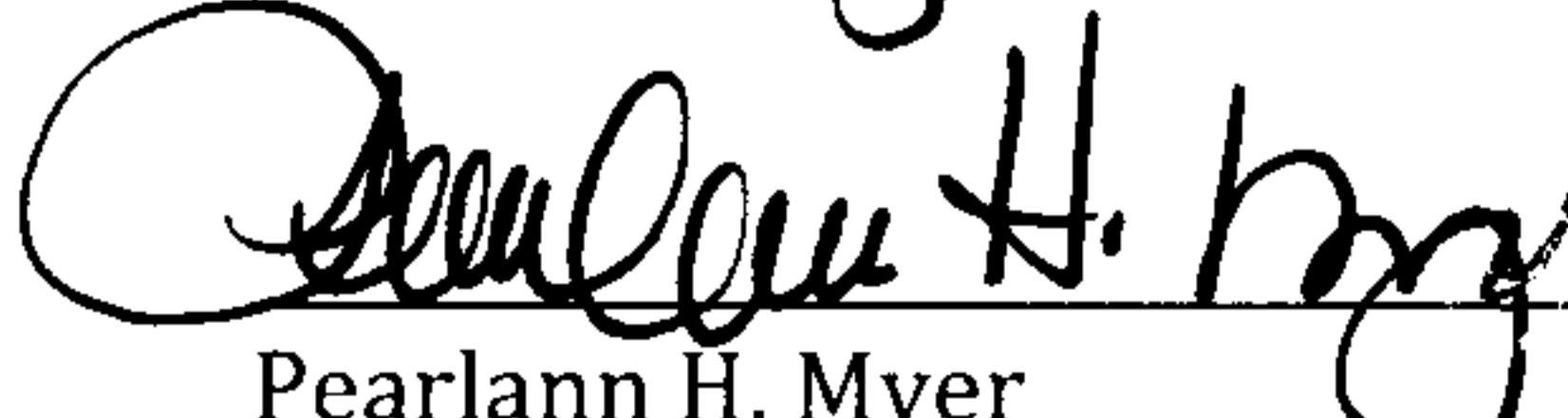

Witness


LINDA F. RUSSELL, Personal Representative
Of the Estate of Sarah E. Hopper, deceased.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **LINDA F. RUSSELL**, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2014.


Pearlann H. Myer
My Commission Expires: August 24, 2015

Real Estate Sales Validation Form

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

Grantor's Name Linda F. Russell, Personal Representative, Sarah E. Hopper, deceased Grantee's Name Linda F. Russell
Mailing Address P.O. Box 312 Mailing Address 13644 Highway 13
Pelham, AL 35124 Montevalo, AL 35115

Property Address Lot 4 Block 1, Oak Mountain Estates. Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 104,690.00

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 Tax Assessor's Value
 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 applicable.

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. 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 August 29, 2014

Print Linda F. Russell

Unattested

Sign Linda F. Russell

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one

