

This Instrument was Prepared by:
April Clark
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Chanda Tucker

AL
50 County Road 786
Tennison, Ala 35085

File No.: MV-14-21654

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Four Thousand Five Hundred Dollars and No Cents (\$84,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Leila M. Hope**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chanda Tucker**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 3, Dogwood Point Subdivision as recorded in Map Book 10, Page 35, in the Probate Office of Shelby County, Alabama.

The South Half of Lot 4-A, Dogwood Point Phase II, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 11, Page 11.

Property may be subject to taxes for 2014 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Leila M. Hope is the surviving grantee in Real Book 92 Page 453. The other grantee James M. Hope is deceased, having died on or about 4 Dec 2013.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of September, 2014.

Leila M. Hope
Leila M. Hope

Shelby County, AL 10/15/2014
State of Alabama
Deed Tax: \$84.50

by [Signature]
Ann Hope Jones
Attorney In Fact Attorney in fact



20141015000325960 1/2 \$101.50
Shelby Cnty Judge of Probate, AL
10/15/2014 11:36:55 AM FILED/CERT

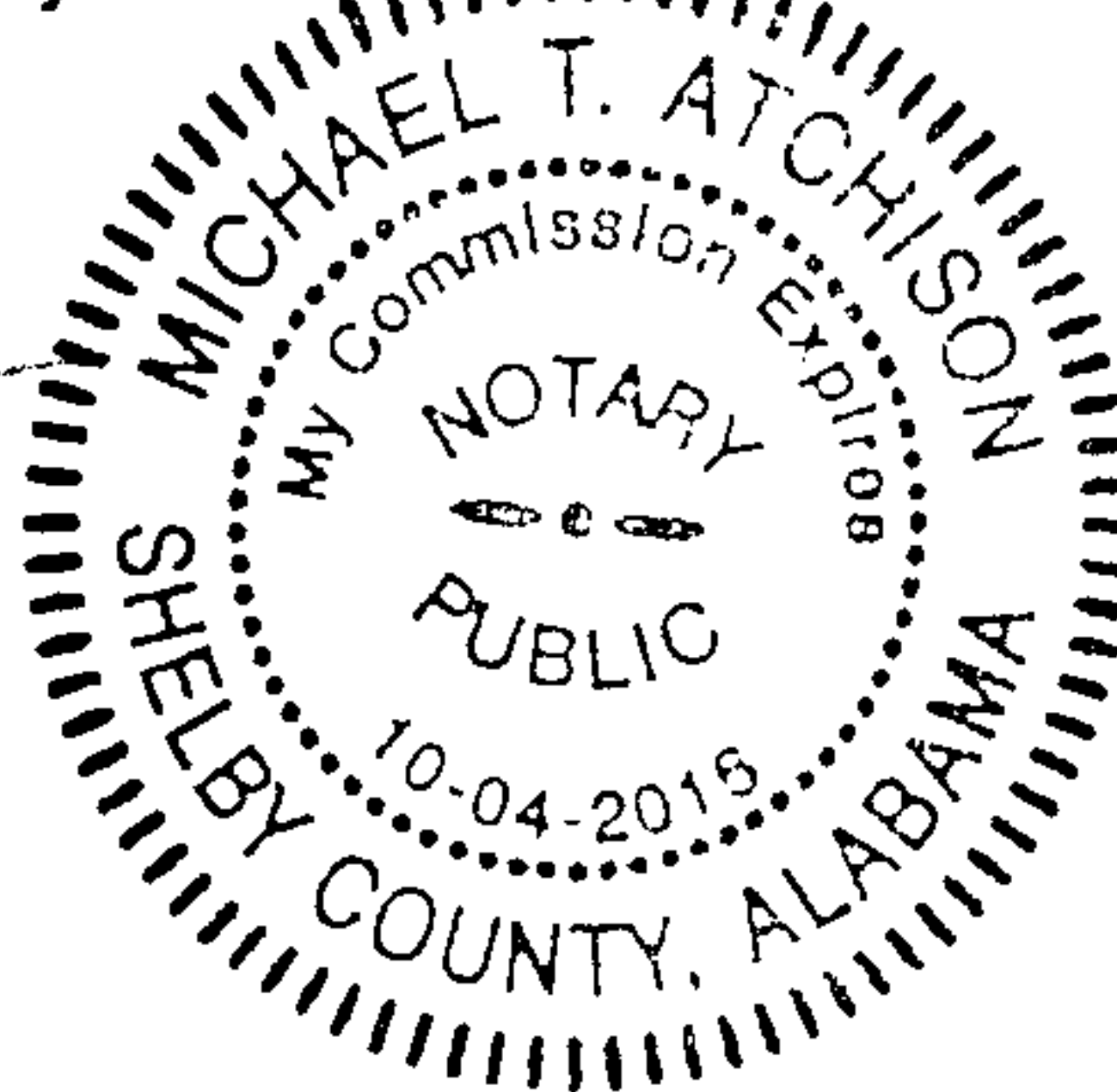
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ann Hope Jones as Attorney in Fact for Leila M. Hope, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2014.

[Signature]
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



Real Estate Sales Validation Form

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

Grantor's Name Leila M. Hope
Mailing Address 4316 Rivermont Cir, Trussville AL 35210
Property Address 180 County Road 405, Shelby, AL 35143

Grantee's Name Chanda Tucker
Mailing Address 50 County Rd. 786, Wetumpka Ala 35285
Date of Sale September 26, 2014
Total Purchase Price \$84,500.00
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
Sales Contract
Closing Statement
Appraisal
Other

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 available.

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 of 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 September 25, 2014

Print Mike T. Alchison

Unattested AC (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one