

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242


SEND TAX NOTICE TO:

THOMAS D. HOPKINS III
6526 HWY 55
WILSONVILLE, ALABAMA 35186

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20141222000402060 1/5 \$112.50
Shelby Cnty Judge of Probate, AL
12/22/2014 02:49:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Five Hundred Seventy Five Thousand and 00/100 Dollars (\$575,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, JOHN M. FORD and CHARLENE P. FORD, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto THOMAS D. HOPKINS III AND REGINA A. HOPKINS (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

\$417,000 OF THE CONSIDERATION SET FORTH ABOVE WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith AND \$71,750 OF THE CONSIDERATION SET FORTH ABOVE WAS DERIVED FROM A SECOND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

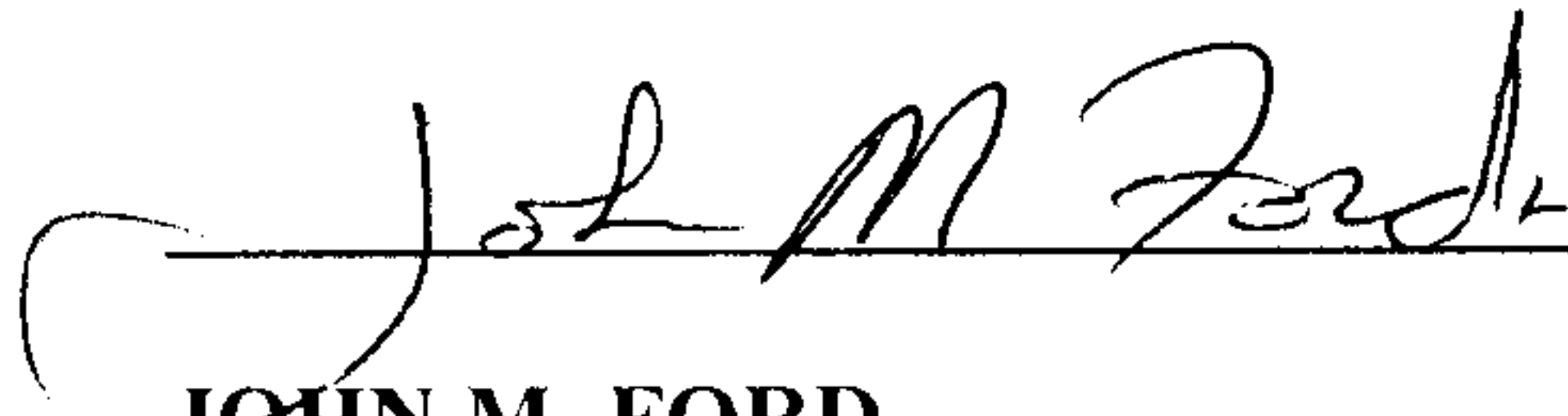
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 shall take as tenants in common.

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

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 26th day of NOVEMBER, 2014.

Shelby County, AL 12/22/2014
State of Alabama
Deed Tax: \$86.50


JOHN M. FORD


CHARLENE P. FORD



20141222000402060 2/5 \$112.50
Shelby Cnty Judge of Probate, AL
12/22/2014 02:49:38 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JOHN M. FORD, 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, he/she executed the same voluntarily on the day the same bears date.

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




Notary Public

My Commission Expires: 9/18/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CHARLENE P. FORD, 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, he/she executed the same voluntarily on the day the same bears date.


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



Notary Public

My Commission Expires: 9/18/2017

EXHIBIT "A"


20141222000402060 3/5 \$112.50
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Parcel 1:

A tract of land situated in the Northwest 1/4 of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Northwest 1/4 of said Section and run Southerly along the West line of said Section 9 for 525.00 feet; thence turn 89 degrees 59 minutes 38 seconds left and run Easterly for 1696.45 feet to the center line of Yellowleaf Creek and the point of beginning of the tract of land herein described; thence turn 180 degrees 00 minutes 00 seconds left and run Westerly for 1065.59 feet; thence turn 89 degrees 53 minutes 31 seconds right and run Northerly for 525.12 feet to a point on the North line of said Section 9; thence turn 90 degrees 06 minutes 07 seconds right and run Westerly along said Section line for 859.46 feet to the centerline of Yellowleaf Creek; thence run Southeasterly along the centerline of said creek to the point of beginning.

Also:

A 20.0 foot wide easement for ingress and egress being described as follows: Commence at the Northwest corner of the NW 1/4 of Section 9, Township 20 South, Range 1 East and run Southerly along the West line of said Section 9 for 505.00 feet to the point of beginning of the easement herein described; thence continue along the last described course for 20.00 feet; thence turn 89 degrees 59 minutes 38 seconds left and run Easterly for 630.86 feet; thence turn 90 degrees 06 minutes 29 seconds left and run Northerly for 20.00 feet; thence turn 89 degrees 53 minutes 31 seconds left and run 630.82 feet to the point of beginning.

Parcel 2:

Commence at the NW corner of Section 9, Township 20, Range 1 East; thence South along said section line a distance of 525.17 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 721.00 feet to the point of beginning; thence continue along last described course a distance of 329.0 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 420.00 feet; thence turn an angle of 91 degrees 43 minutes 32 seconds right and run a distance of 329.00 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 420.00 feet to the point of beginning.

Also:

A 20 foot easement for the purpose of ingress, egress and utilities described as follows: Commence at the NW corner of Section 9, Township 20 South, Range 1 East; thence run South along said section line a distance of 525.17 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 721.00 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 400.00 feet to the point of beginning; thence run West 20 foot North of and parallel to South line of said parcel to the East right of way of Hwy. 55, being the end of said easement.

Parcel 3:

Commence at the Northwest corner of Northwest 1/4 of Northwest 1/4 of Section 9, Township 20, Range 1 East; thence South along West section line, until said section line intersects East right of way line of Columbiana Westover road, thence along said right of way for a total distance of approximately 525 feet; from said Northwest corner of said Northwest 1/4 of Northwest 1/4 to the South line of Grover H. Metcalf property as described in

deed dated July 1, 1949 and recorded in Deed Book 139, Page 161, at Columbiana, Alabama, Shelby County; thence turn East and parallel to North section line 1,050 feet to point of beginning; continue East and parallel to North section line to the West bank of Yellow Leaf Creek, thence in a Southerly direction along said creek to a point of said creek 265 feet North of the East West line of said Northwest 1/4 of Northwest 1/4, thence West and parallel to East West line to Columbiana Westover Road, right of way, thence North along said Columbiana Westover road right of way 110 feet to a point on said road right of way, thence East along Roy L. Grantham property line a distance of 1,050 feet, thence North along Roy L. Grantham property line a distance of 420 feet to the point of beginning, situated in Shelby County, Alabama.

Parcel 4:

A parcel of land being a part of Lot 2 of Murer Family Subdivision, as recorded in Map Book 40, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Begin at the NE corner of above said Lot 2, said point being the point of beginning; thence South 00 degrees 00 minutes 00 seconds East, a distance of 420.00 feet; thence North 88 degrees 16 minutes 28 seconds West a distance of 106.03 feet; thence North 00 degrees 00 minutes 00 seconds a distance of 420.00 feet; thence South 88 degrees 16 minutes 28 seconds East, a distance of 106.03 feet to the point of beginning.

Also, a 20 foot easement for the purposes of ingress, egress and utilities described as follows: Commence at the NW corner of Section 9, Township 20 South, Range 1 East; thence run South along said section line a distance of 525.17 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 721.00 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 400.00 feet to the point of beginning; thence run West, 20 feet North of and parallel to South line of said parcel, to the East right of way of Hwy. 55, being the end of said easement.



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Real Estate Sales Validation Form

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

Grantor's Name John M. Ford
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Ste 200
Bham AL 35242

Grantee's Name Thomas D. Hopkins III
Mailing Address 6526 Hwy 55
Wilsonville AL 35186

Property Address 6526 Hwy 55
Wilsonville, AL 35186

Date of Sale 11/26/2017

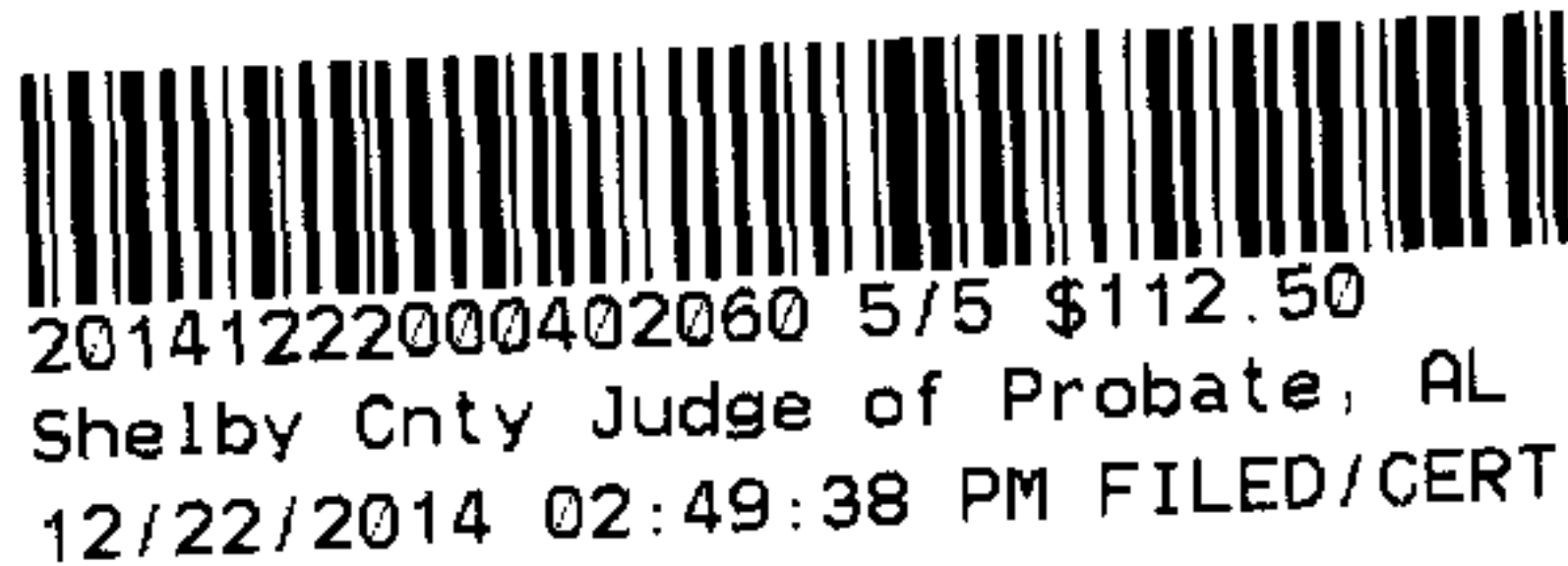
Total Purchase Price \$ 515,000

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 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 11/26/2017

Print George Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) Circle one