

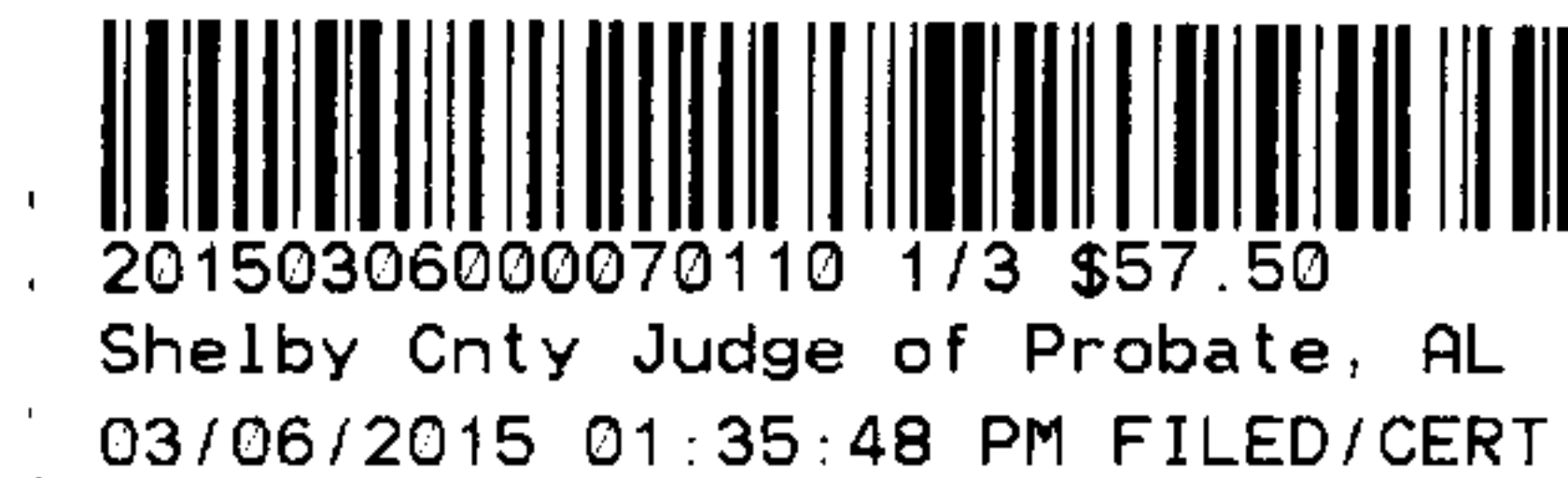
This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Gina Gunnin Lee  
74 Fowler Lane  
Shelby, AL 35143

### GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY



20150306000070110  
03/06/2015 01:35:48 PM  
DEEDS 1/3

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Eighty-Six Thousand Five Hundred And No/100 Dollars (\$186,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael Lamar Hopper, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Gina Gunnin Lee (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot No. 1, according to the Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, page 33, in the Probate Office of Shelby County, Alabama. Also, the following land: Begin at the Easternmost corner of Lot 1, according to 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33, in said Probate Office of Shelby County, Alabama, and the West right of way line of Fowler Lane; thence run NW along the Northeastern line of said Lot 1, a distance of 322.50 feet to the Pool line of Lay Lake; thence turn an angle of 91°45'13" to the right and run a distance of 33.00 feet; thence turn an angle of 94°04'05" to the right and run a distance of 325.19 feet to the point of beginning. Situated in Shelby County, Alabama.

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.

One Hundred Forty-Nine Thousand And No/100 Dollars (\$149,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on February 27, 2015.

  
Michael Lamar Hopper

**SEE ADDITIONAL PAGE FOR CALIFORNIA ACKNOWLEDGMENT**



20150306000070110 2/3 \$57.50  
Shelby Cnty Judge of Probate, AL  
03/06/2015 01:35:48 PM FILED/CERT

20150306000070110 03/06/2015 01:35:48 PM DEEDS 2/3

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On 2/27/15 before me, Kevin Rice, a Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Michael Lamar Hopper

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kevin Rice  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: General Warranty Deed Document Date: 2/27/15  
Number of Pages: 1 Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Michael Lamar Hopper

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☒ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



20150306000070110 3/3 \$57.50  
Shelby Cnty Judge of Probate, AL  
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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  
20150306000070110 03/06/2015 01:35:48 PM DEEDS 3/3

Grantor's Name Michael Lamar Hopper

Grantee's Name Gina Gunnin Lee

Mailing Address 74 Fowler Lane  
Shelby, AL 35143

Mailing Address 6200 Bell Road Court  
Montgomery, AL 36117

Property Address 74 Fowler Lane  
Shelby, AL 35143

Date of Sale March 4, 2015

Total Purchase Price \$186,500.00

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

☐ 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 - Michael Lamar Hopper, 74 Fowler Lane, Shelby, AL 35143.

Grantee's name and mailing address - Gina Gunnin Lee, 6200 Bell Road Court, Montgomery, AL 36117.

Property address - 74 Fowler Lane, Shelby, AL 35143

Date of Sale - March 4, 2015.

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: March 4, 2015

Sign

  
Agent

Shelby County, AL 03/06/2015  
State of Alabama  
Deed Tax: \$37.50