

Send tax notice to:
CANDICE N. CORUM
430 APPLEFORD RD
HELENA, AL 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015333

WARRANTY DEED


20150608000189880 1/2 \$280.00
Shelby Cnty Judge of Probate, AL
06/08/2015 01:01:55 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Three Thousand and 00/100 Dollars (\$263,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, THOMAS H. POPEE, JR and KELLY POPEE, HUSBAND AND WIFE **whose mailing address is:**
5439 Flintshire Drive, Helena AL 35080 (hereinafter referred to as "Grantors") by CANDICE N. CORUM and RICHARD K. CORUM **whose mailing address is:** 430 APPLEFORD RD, HELENA, AL, 35080 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 339, ACCORDING TO THE SURVEY OF AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-62806; INST. NO. 2006-56760; INST. NO. 2007-1635; INST. NO. 2006-56759; INST NO. 2006-31649; INST. NO. 2006-58307 AND INST. NO. 2007-16350.
4. EASEMENT AS SET FORTH IN INST. NO. 2006-42215.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 20006-61280.

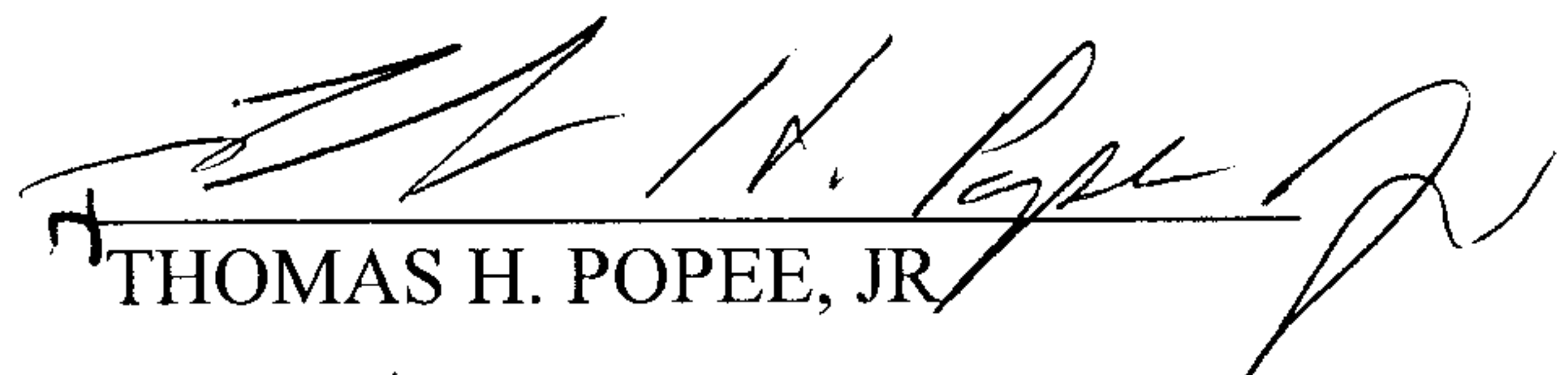
\$210,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 06/08/2015
State of Alabama
Deed Tax: \$263.00

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29th day of May, 2015.


THOMAS H. POPEE, JR.


KELLY POPEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS H. POPEE, JR and KELLY POPEE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2015.


Charles D. Steiner
Notary Public
Print Name: Charles D. Steiner
Commission Expires: 4/30/2016
8 30-16