

After Recording Send Tax Notice To:

Mike Hipp
2432 Royal Lane
Pelham, AL 35124

Shelby County, AL 09/29/2015
State of Alabama
Deed Tax: \$143.50

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Melba Hipp**, an unmarried woman, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes her homestead, grants, bargains, sells and conveys unto **Mike Hipp**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

PARCEL 1

Lot 19, according to the Survey of ROYAL OAKS, Second Sector, as recorded in Map Book 7, Page 77, in the Probate Office of Shelby County, Alabama.

PARCEL 2

Part of the NE ¼ of NW ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of said ¼ ¼ Section, run in a northerly direction along the west line of said ¼ ¼ section for a distance of 117,82 feet to the southwest corner of Lot 19, Royal Oaks 2nd Sector, as recorded in the office of the Judge of Probate Shelby County, Alabama, in Map Volume 7, page 77; thence turn an angle to the right of 81 deg. 41 min. 30 sec. and run in a northeasterly direction along the south line of said Lot 19 for a distance of 232.56 feet to the southeast corner of said Lot 19, thence turn an angle to the right of 100 deg. 14 min. 30 sec. and run in a southerly direction for a distance of 159.10 feet to a point on the south line of said ¼ ¼ section, thence turn and angle to the right of 90 deg. and run in a westerly direction along the south line of said ¼ ¼ section for a distance of 224.88 feet, more or less, to the point of beginning, containing 0.722 acres, more or less.

Expressly reserving unto the Grantor, a Life Estate in and to the conveyed premises, included rents, profits and exclusive possession. It is the intention of the Grantor to reserve unto herself during the full term of her natural life, the right of possession and occupancy in and to said real estate, fixtures and rents and profits arising therefrom and to convey to Grantee there in the full fee title subject only to said life estate.



20150929000340410 1/3 \$163.50
Shelby Cnty Judge of Probate, AL
09/29/2015 02:46:50 PM FILED/CERT

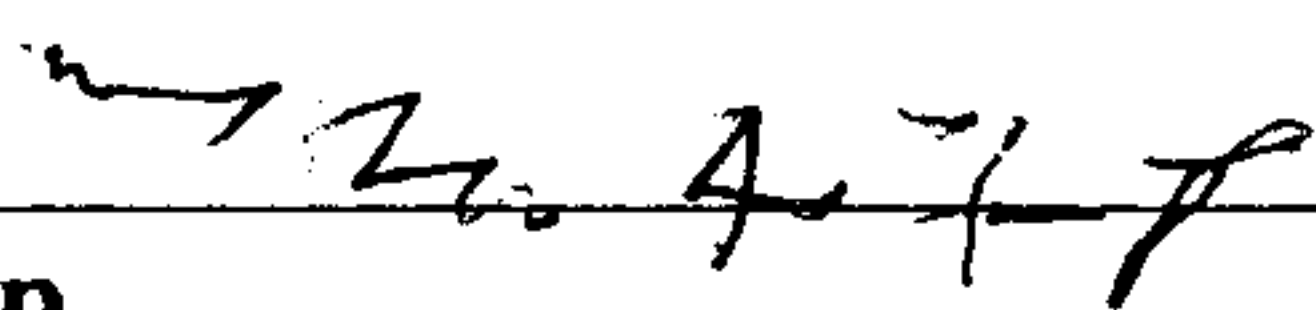
THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, **Melba Hipp** has hereunto set her hand and seal this 19th day of August, 2015.



Melba Hipp

STATE OF ALABAMA
COUNTY OF SHELBY

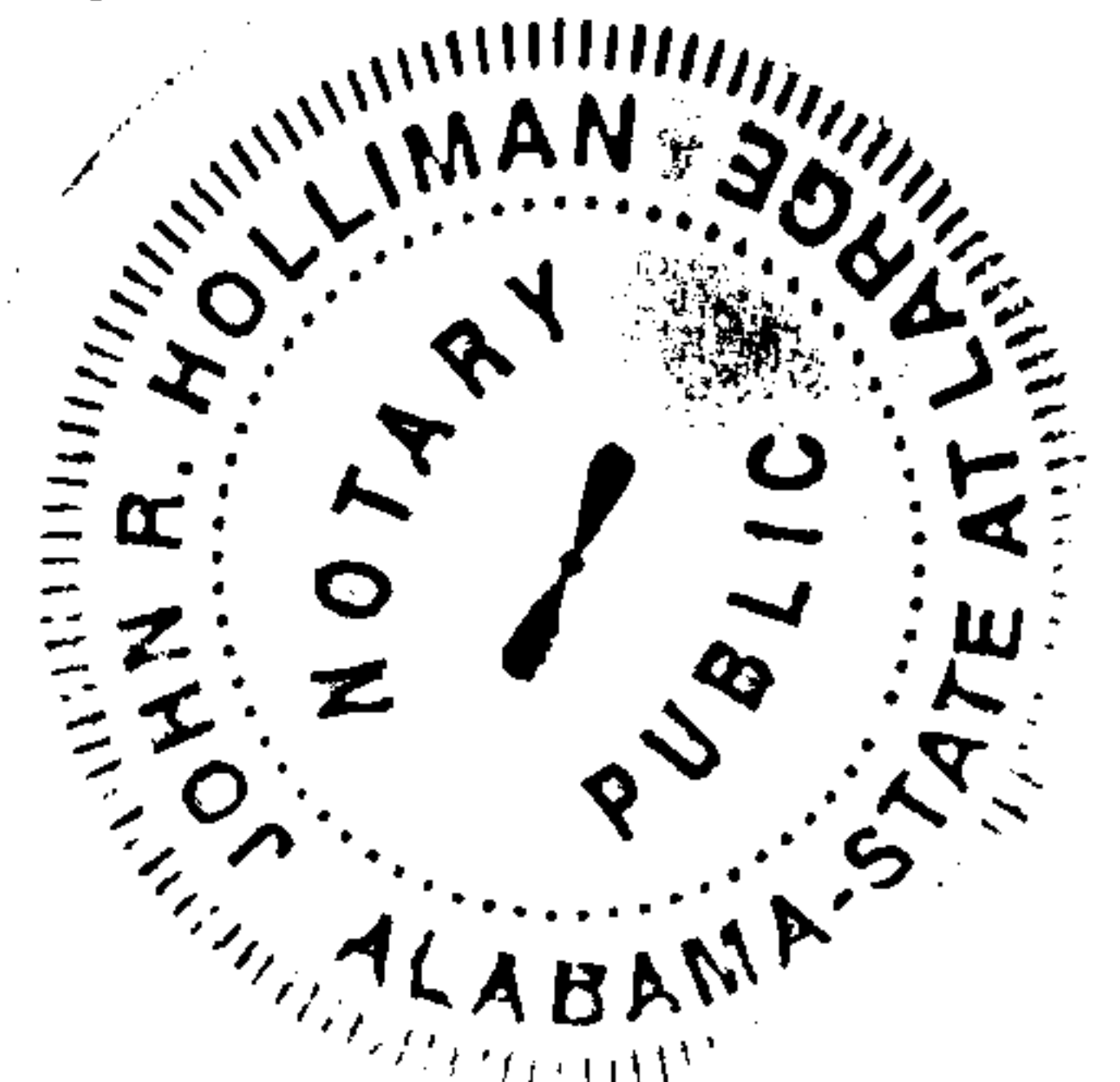
I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Melba Hipp** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.


20150929000340410 2/3 \$163.50
Shelby Cnty Judge of Probate, AL
09/29/2015 02:46:50 PM FILED/CERT

Given under my hand and official seal of office
this 19th day of August, 2015.

John R. Holliman, NOTARY PUBLIC
My Commission Expires: 8/29/2018

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281



Real Estate Sales Validation Form

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

Grantor's Name Melba Hipp
Mailing Address 2432 Royal Lane
Pelham, AL 35124

Grantee's Name Mike Hipp
Mailing Address 2432 Royal Lane
Pelham, AL 35124

Property Address 2432 Royal Lane
Pelham, AL 35124

Date of Sale 8/19/2015
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$5,000.00 and 138,500

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 8/19/2015

Print Melba Hipp

Unattested _____
(verified by)

Sign Rennett M. Hipp, POA
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150929000340410 3/3 \$163.50
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