

**WARRANTY DEED  
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

Value: \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Dollar & no/100----- (\$1.00) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged that I, Danny Earl Hope, an unmarried man, as **GRANTOR** does hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Danny Earl Hope and Jennifer Hope, (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

**A parcel of land in the Southeast quarter of the Northeast quarter of Section 15, Township 24 North, Range 15 East, being more particularly described as follows:**

**Commencing at the SE corner of the SE quarter of the NE quarter of said Section 15, Township 24 North, Range 15 East a distance of 769.80 feet to a point; thence North 34 degrees 54 minutes 00 seconds West a distance of 196.45 feet to a point; thence South 55 degrees 51 minutes 39 seconds West a distance of 191.20 feet to a point; thence South 27 degrees 16 minutes 00 seconds East a distance of 199.75 feet to a point; thence North 76 degrees 38 minutes 46 seconds East a distance of 234.07 feet to the point of beginning.**

**According to the survey of Sid Wheeler dated May 14, 1998.**

**Deed source: 20130603000225470 06/03/2013**

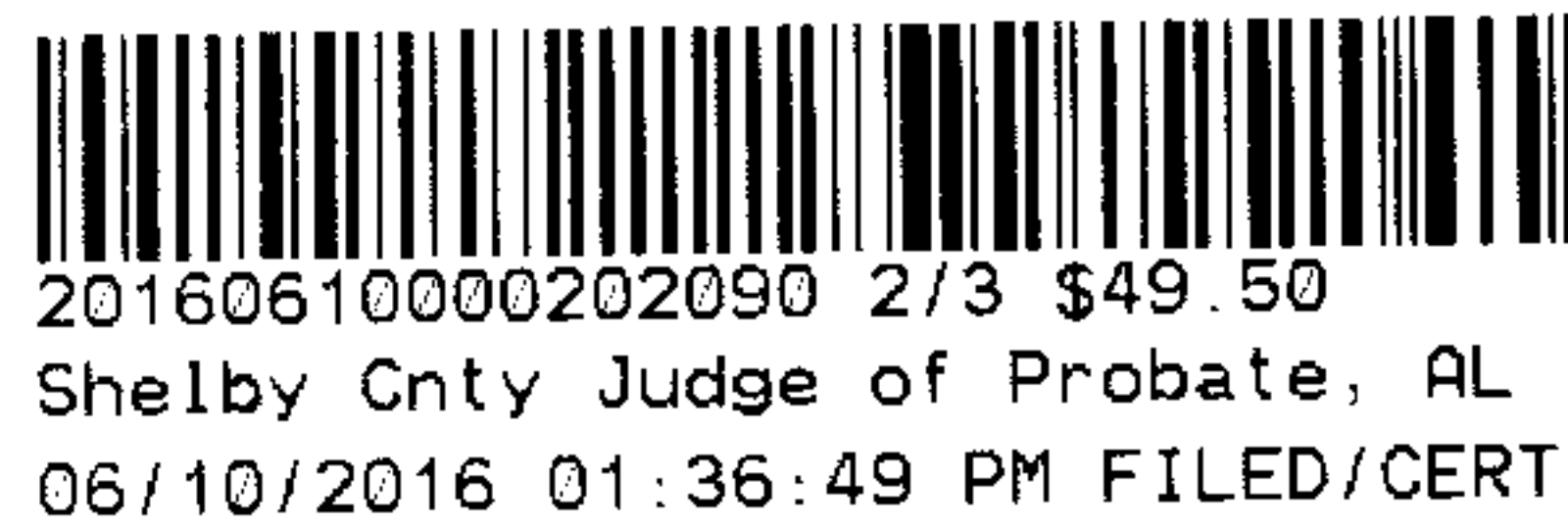
**The above described property constitutes no part of the homestead of grantor herein.**

**TO HAVE AND TO HOLD**, the aforegranted premises to the said **GRANTEES**, their heirs and assigns **FOREVER**.

**AND GRANTOR** does covenant with the said **GRANTEES**, their heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said **GRANTEES**, their heirs and assigns, and that **GRANTOR** will **WARRANT AND DEFEND** the premises to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6<sup>th</sup> day of ~~May~~ June 2016.

WITNESS:



Danny Earl Hope  
Danny Earl Hope

**STATE OF ALABAMA  
CHILTON COUNTY**

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Danny Earl Hope, whose name is signed to the foregoing conveyance, who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of June, 2016

Dave Karn  
Notary Public

My Commission Expires: 6/20/19

THIS INSTRUMENT PREPARED BY:  
DAVID B. KARN  
P.O BOX 108  
CLANTON, ALABAMA 35065  
(205) 280-0940

GRANTEE'S ADDRESS:  
3769 Hwy 71  
Shelby, Alabama 35143

# Real Estate Sales Validation Form

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

Grantor's Name DANNY EARL HOPE  
Mailing Address 3269 Hwy 71  
Shelby AL 35143

Grantee's Name JENNIFER HOPE  
Mailing Address 1852 Hwy 311  
Shelby AL 35143

Property Address 1852 Hwy 311  
Shelby AL 35143

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 58,830 1/2 interest \$29,415



20160610000202090 3/3 \$49.50  
Shelby Cnty Judge of Probate, AL  
06/10/2016 01:36:49 PM FILED/CERT

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 information from TAY Assessor.

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 \_\_\_\_\_

Print \_\_\_\_\_

☒ Unattested

Karen Melson  
(verified by)

Sign \_\_\_\_\_

DANNY EARL HOPE  
Danny Earl Hope  
(Grantor/Grantee/Owner/Agent) circle one