

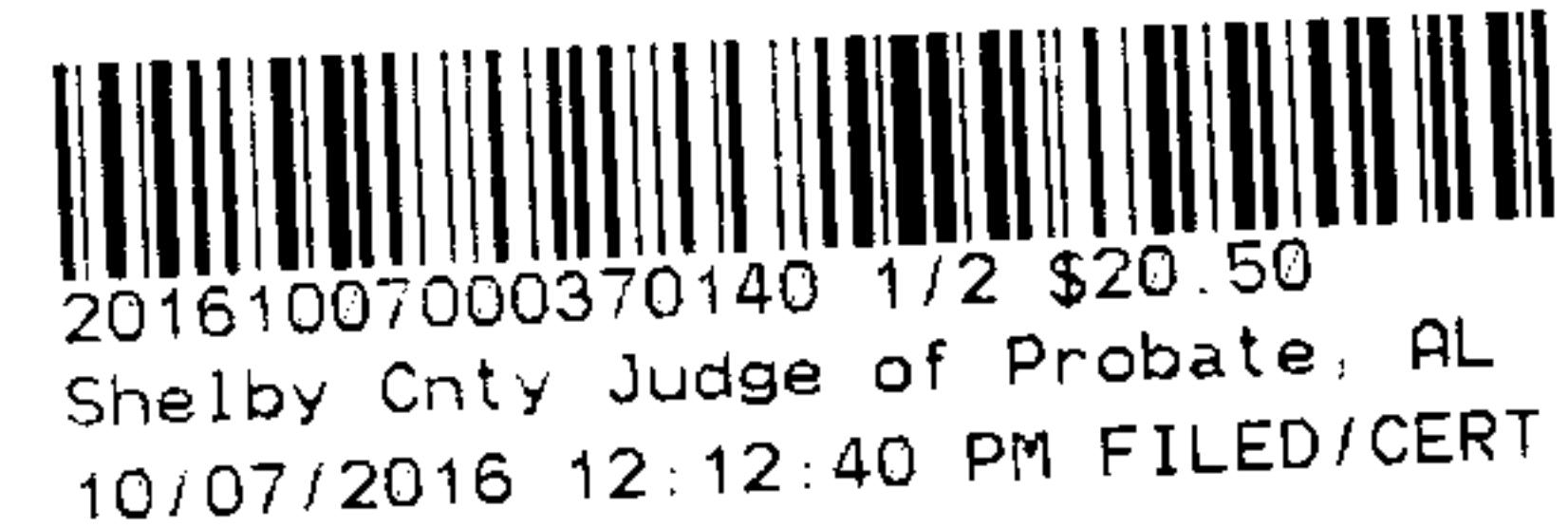
THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
WENDY F. POPE

246 VINE STREET
MONTEVALLO, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fourteen Thousand Five Hundred and 00/100 (\$114,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, STEPHEN E. HOBBS and wife LISA HOBBS, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto WENDY F. POPE, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 18, BLOCK 2, OF LATHAM'S ADDITION TO MONTEVALLO, AS RECORDED IN MAP BOOK 3, PAGE 25, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EASEMENTS, SETBACK LINES, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY AND MATTERS OF SURVEY AS SHOWN ON RECORDED PLAT.**
- 3. EASEMENT TO CITY OF MONTEVALLO AS RECORDED IN DEED BOOK 219, PAGE 425 AND INST. NO. 2006-43122.**

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said WENDY F. POPE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said WENDY F. POPE, their heirs and assigns forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor:	STEPHEN E. HOBBS AND LISA HOBBS
Grantor's Address:	246 VINE STREET, MONTEVALLO, AL 35115
Grantee:	WENDY F. POPE
Grantee's Address:	246 VINE STREET, MONTEVALLO, AL 35115
Tax Parcel ID No.:	36-2-03-2-001-005-000
Purchase Price:	\$114,500.00

Shelby County, AL 10/07/2016
State of Alabama
Deed Tax: \$2.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 29th day of September, 2016.

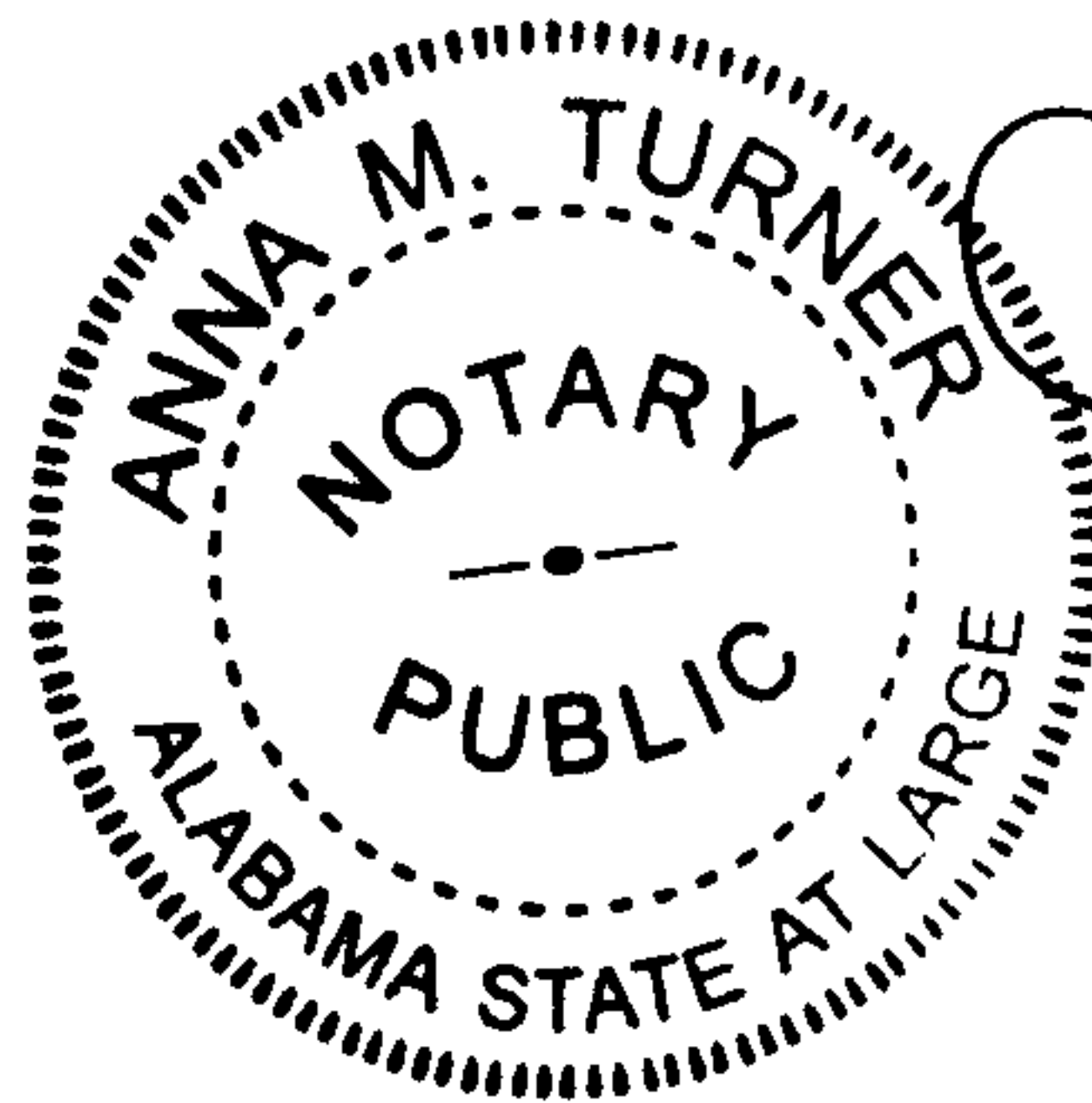
Stephen E. Hobbs
STEPHEN E. HOBBS

Lisa Hobbs
LISA HOBBS

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that STEPHEN E. HOBBS AND LISA HOBBS, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2016.



Anna M. Turner
Notary Public

My Commission Expires: ~~07/09/19~~ 06/27/20

697-16



20161007000370140 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
10/07/2016 12:12:40 PM FILED/CERT