


**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Joseph L. Hopkins, Jr. , Jessica L. Hopkins, Kristen H. Weldy  
816 Morning Sun Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

  
20170214000053430 1/3 \$82.50  
Shelby Cnty Judge of Probate, AL  
02/14/2017 10:28:00 AM FILED/CERT

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this January 30, 2017,** That for and in consideration of **SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100 (\$61,500.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **PAMELA PAFLAS FRANCIS, an unmarried person,** (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JOSEPH L. HOPKINS, JR. and JESSICA L. HOPKINS, and KRISTEN H. WELDY,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Unit 816, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Subject to all matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 28, Page 141.
7. Restrictions, easements and other matters of record filed in that certain Deed filed in Inst. #2001-40924.
8. Subject to Articles of Incorporation of Horizon Condominium Association, Inc. filed of record in Instrument #2001-40923
9. Sewer easements filed of record in Instrument 2001-40924 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/14/2017  
State of Alabama  
Deed Tax: \$61.50

10. Subject to that certain Declaration of Condominium of Horizon, a Condominium which is recorded in Inst. No. 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium, the By-Laws of the Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "A" of said Declaration of Condominium of Horizon, a Condominium, being situated in Shelby County, Alabama.


**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of January 30, 2017.

**GRANTOR:**

  
Pamela Paflas Francis

  
20170214000053430 2/3 \$82.50  
Shelby Cnty Judge of Probate, AL  
02/14/2017 10:28 00 AM FILED/CERT

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Pamela Paflas Francis, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Pamela Paflas Francis executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of January 30, 2017.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



# Real Estate Sales Validation Form

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

Grantor's Name Pamela Paflas Francis  
Mailing Address \_\_\_\_\_  
13986 Arrowhead Loop  
Tuscaloosa, AL 35405

Grantee's Name Joseph L. Hopkins, Jr.  
Mailing Address Jessica L. Hopkins, Kristen H. Weldy  
816 Morning Sun Drive  
Birmingham, AL 35242

Property Address 816 Morning Sun Drive  
Birmingham, Alabama 35242  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 2/7/17  
Total Purchase Price \$ 61,500.00  
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  
☐ 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 \_\_\_\_\_

Print C. Ryan Sparks

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170214000053430 3/3 \$82.50  
Shelby Cnty Judge of Probate, AL  
02/14/2017 10:28:00 AM FILED/CERT