WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West

Pelham, AL 35124

20170307000078080 03/07/2017 09:58:56 AM Maylene, AL 35114

Stephanie Marie Hobbs 239 Sweetbay Drive

Send tax notice to:

Jon C. Hobbs and

DEEDS 1/2

STATE OF ALABAMA **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Two Hundred Twenty Thousand and no/100 Dollars (\$220,000.00), to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, JAMES E. HAMPTON and PENELOPE R. HAMPTON, husband and wife (herein referred to as Grantors) grant, bargain, sell and convey unto JON C. HOBBS and STEPHANIE MARIE HOBBS (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 151, according to the Survey of Lake Forest First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$216,015.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 2nd day of March, 2017.

Admiss E. HAMPTON, by his Attorney in Fact, JERRICA FLETCHER

Penelope R. Hampton, by her Attorney in Fact, Jerrica Altcher PENELOPE R. HAMPTON, by her Attorney in Fact, JERRICA FLETCHER

STATE OF ALABAMA **COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that JERRICA FLETCHER, whose name as Attorney in Fact for JAMES E. HAMPTON and Attorney in Fact for PENELOPE R. HAMPTON, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Facts, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2017.

CHRISTINA ELIZABETH WALL Notary Public, State of Alabama Alabama State At Large My Commission Expires January 30, 2021

Notary Public

My Commission Expires:

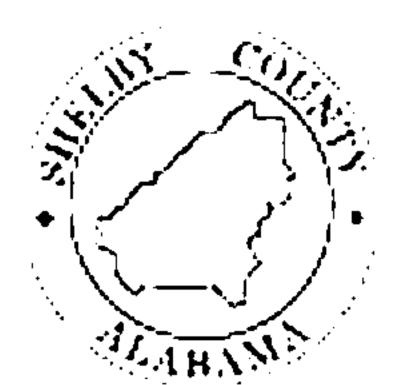
01/30/2017

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	James E. Hampton Penelope R. Hampton 214 Wicklow Drive Dothan, AL 36303	Grantee's Name Mailing Address	Jon C. Hobbs Stephanie Marie Hobbs 239 Sweetbay Drive Maylene, AL 35114
Property Address	239 Sweetbay Drive Maylene, AL 35114	Date of Sal Total Purchase Pric Or	1000 (1975年 1975年 1975
20170307000078080 03/07/2017 09:58:56 AM DEEDS 2/2 Actual Value \$Or			
		Assessor's Market Value	
•	act	ntary evidence is not requ Appraisal Other	
•	document presented for r the filing of this form is not re		of the required information
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.			
excluding current a responsibility of va	use valuation, of the property	y as determined by the letax purposes will be us	estimate of fair market value, ocal official charged with the ed and the taxpayer will be
and accurate. I fur	<u> </u>	se statements claimed o	n this document is true n this form may result in the n).
Date Print B. CHRISTOPHER BATTLES			
Unattested	(verified by)	Sign(Grantor/Gra	ntee/Owner/ <u>Agent</u>) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2017 09:58:56 AM

\$22.00 CHERRY 20170307000078080

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