

Send tax notice to:
RANDY S. HOPSON
131 PERKINS LANDING RD
COLUMBIANA, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017259

WARRANTY DEED

**20170627000229350
06/27/2017 11:37:12 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Nine Thousand Five Hundred and 00/100 Dollars (\$189,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JASON B. HUMPHRIES, a single individual, and LISA HUMPHRIES, a single individual **whose mailing address** is: PO BOX 441, Pelham, AL 35124 (hereinafter referred to as “Grantors”) by RANDY S. HOPSON and HEATHER HOPSON **whose property address** is: 131 Perkins Landing Rd, Columbiana, AL, 35051 (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Map and Survey of Perkins Landing, Sectors 1 and 2, as recorded in Map Book 27, Page 33 and the Resurvey of Lots 14, 15, 28, 29 and Common Area "E", as recorded in map Book 27, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

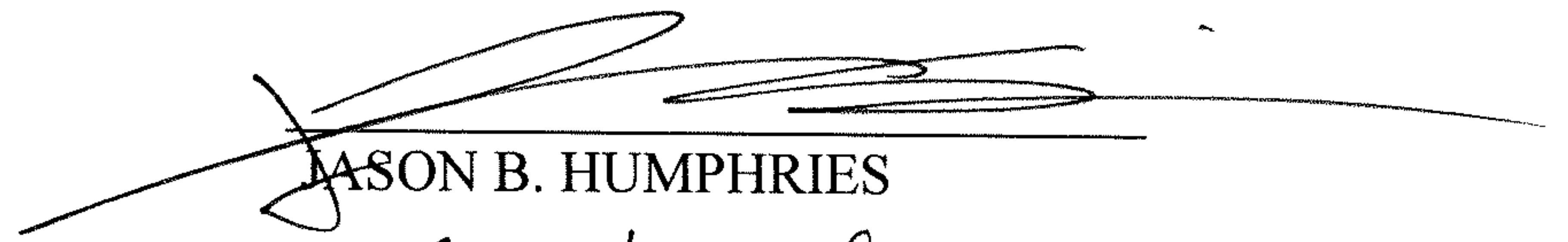

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utilities easements, and building setback lines as shown on recorded map and survey of Perkins Landing recorded in Map Book 27, Page 33 and resurvey of Lots 14, 15, 28 and 29 recorded in Map Book 27, page 130, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substance, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Right-of-way to Alabama Power Company recorded in Inst #2001-42173; Inst. #2001-42174 and Inst. #2001-42172.
5. Covenants, conditions, and restrictions as set forth in Inst. #2000-24647; Inst #2001-3177; and Inst. #2001-3178.
6. Articles of Incorporation of Perkins Landing Owners Association, Inc., as recorded in Inst. #2000-24648.

\$189,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

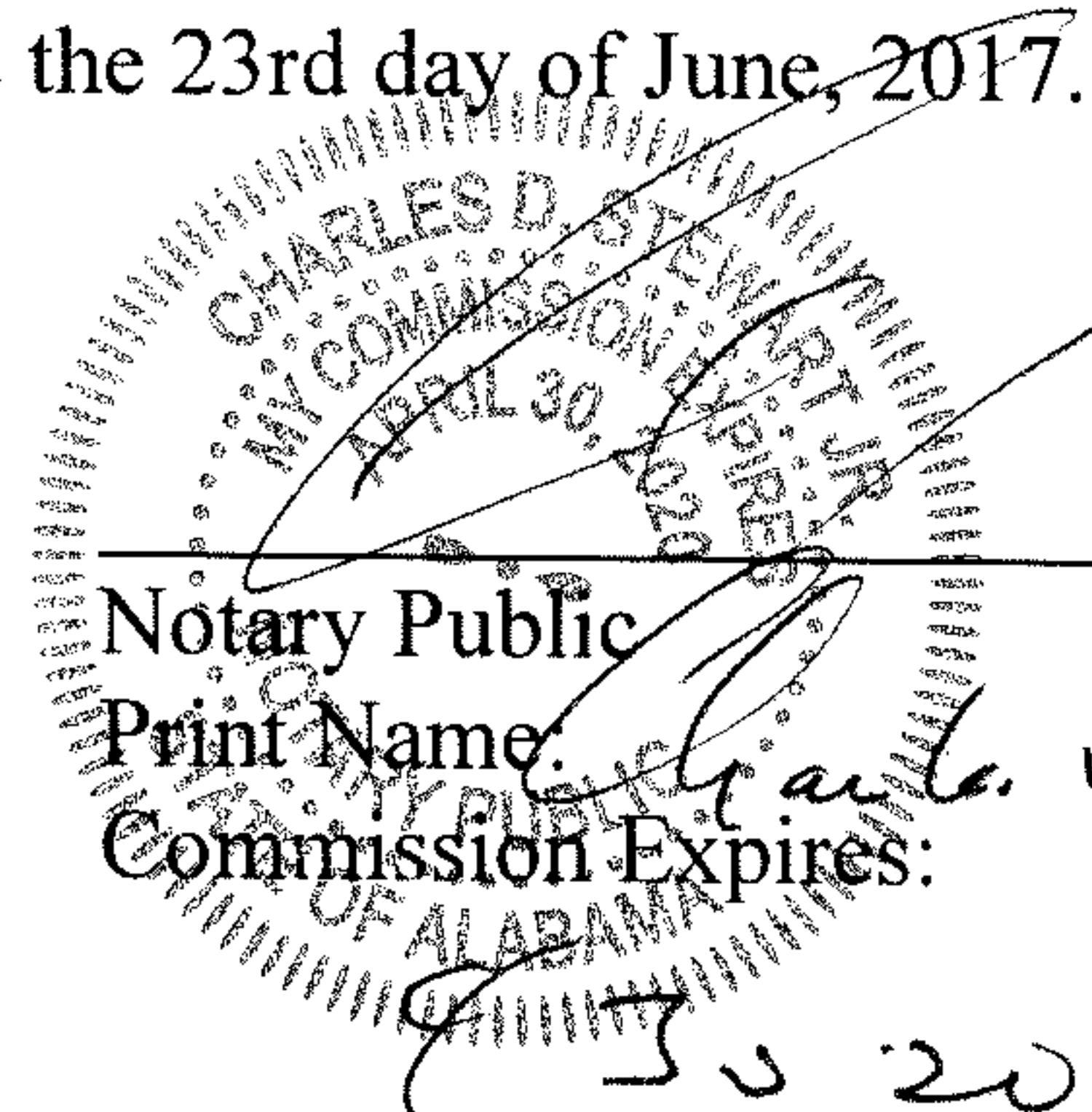
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 23rd day of June, 2017.

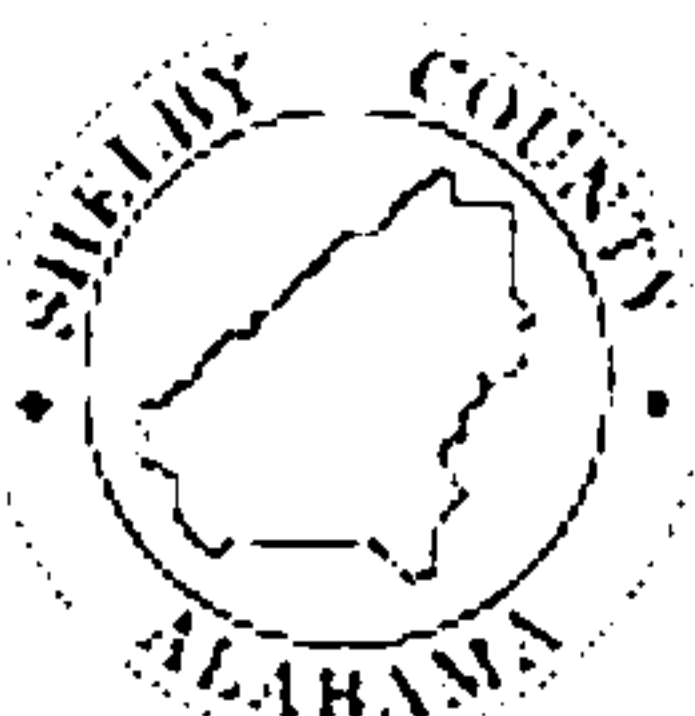

JASON B. HUMPHRIES

LISA HUMPHRIES

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 23rd day of June, 2017.


Notary Public
Print Name: Charles D. Cherry
Commission Expires: 5-3-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/27/2017 11:37:12 AM
\$19.00 CHERRY
20170627000229350

