

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
William Anthony Tipton
134 Covington Place Drive
Columbiana, AL 35051

20171229000464380
12/29/2017 01:48:04 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$289,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Jonathan Daniel Hobbs and wife Renee Hobbs, and Daniel Ralph Hobbs, a married man (this does not constitute the homestead property of Daniel Ralph Hobbs or his spouse) (the "Grantor", whether one or more), whose mailing address is 5149 Alliance Church Rd Pleasant Garden NC 27313, do hereby grant, bargain, sell, and convey unto William Anthony Tipton (the "Grantee", whether one or more), whose mailing address is 134 Covington Place Drive, Columbiana, AL 35051, the following-described real estate situated in Shelby County, Alabama, the address of which is 134 Covington Place Drive, Columbiana, AL 35051; to-wit:

Lot 10, according to the Survey of Covington Place, as recorded in Map Book 35, Page 55, in the Probate Office of Shelby County, Alabama.

Subject to:



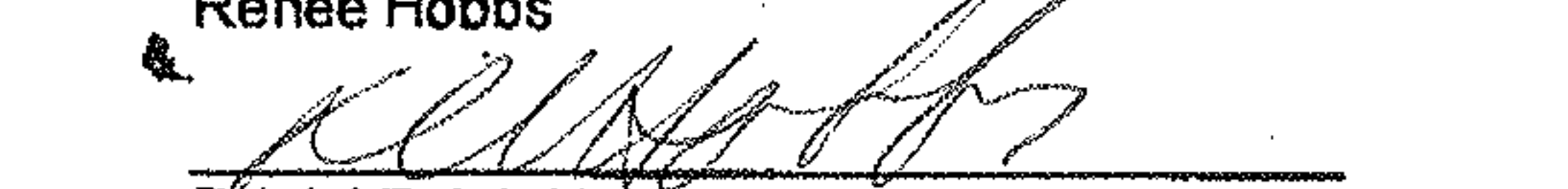
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$260,100.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

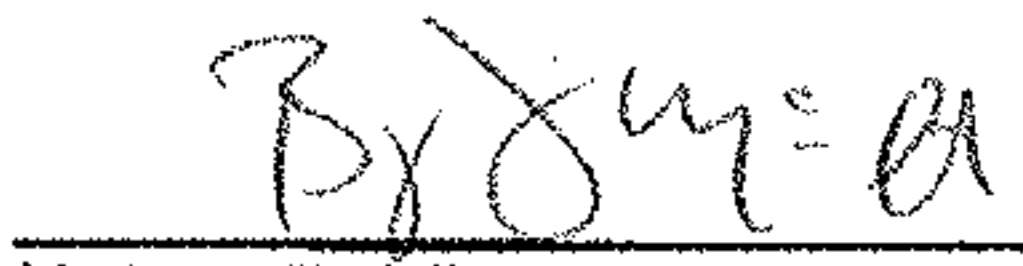
IN WITNESS WHEREOF, Jonathan Daniel Hobbs and wife Renee Hobbs, Daniel Ralph Hobbs, a married man (this does not constitute the homestead property of Daniel Ralph Hobbs or his spouse), has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of December, 2017.


Jonathan Daniel Hobbs

Renee Hobbs

Daniel Ralph Hobbs

State of North Carolina
County of Guilford

I, Byron J. McIntyre, a notary for said County and in said State, hereby certify that Daniel Ralph Hobbs, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

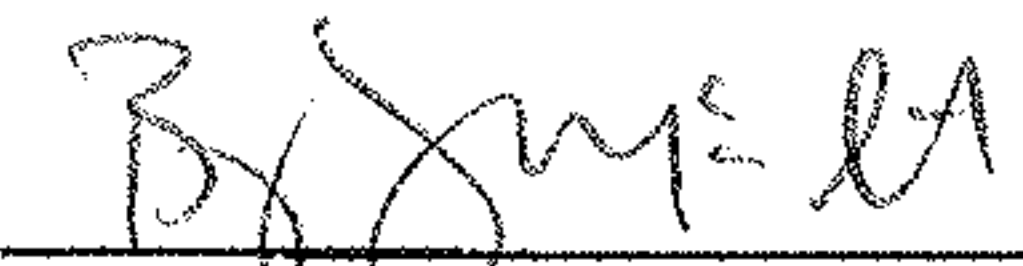
Given under my hand and seal, this the 26 of December, 2017.

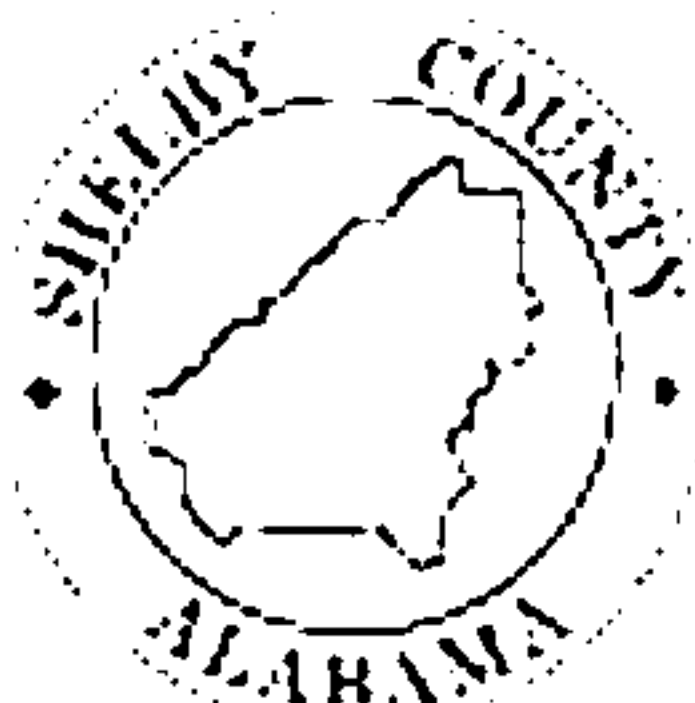

Notary Public
Commission Expires: September 10, 2022

State of North Carolina
County of Guilford

I, Byron J. McIntyre, a notary for said County and in said State, hereby certify that Jonathan Daniel Hobbs and Renee Hobbs, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 26 of December, 2017.


Notary Public
Commission Expires: September 10, 2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/29/2017 01:48:04 PM
\$47.00 CHARITY
20171229000464380

J17-4124

