

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

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02/01/2018 01:54:49 PM
DEEDS 1/2

Send Tax Notice To:
Derrick Hopper
Whittley Hopper
2030 Eagle Park Lane
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thirty Seven Thousand Dollars and No Cents (\$337,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Keith Aaron Miller and Misty Michelle Miller, husband and wife, whose mailing address is:

930 Countryside Drive Medina, OH 44256

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Derrick Hopper and Whittley Hopper, whose mailing address is:

2030 Eagle Park Ln., Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 2030 Eagle Park Ln., Birmingham, AL 35242 to-wit:

Lot 87, according to the Survey of Eagle Point, 12th Sector, Phase II, as recorded in Map Book 23, Page 82, in the Office of the Probate Judge of Shelby County Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$312,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 joint tenancy hereby 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 31st day of January, 2018.

Keith Aaron Miller
Keith Aaron Miller

Misty Michelle Miller
Misty Michelle Miller

State of OHIO
County of SUMMIT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith Aaron Miller and Misty Michelle Miller, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 31st day of January, 2018.

Pamela D. Barbieri
Notary Public, State of OHIO
PAMELA D. BARBIERI
Printed Name of Notary
My Commission Expires: _____

PAMELA D. BARBIERI
Notary Public - State of Ohio
My Commission Expires July 27, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2018 01:54:49 PM
\$43.00 CHERRY
20180201000034400

James W. Fuhrmeister