

This Instrument Prepared By:
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Attorneys at Law
50 Wisteria Place
Millbrook, AL 36054
(334) 285-1976
File No. 76292

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

For Ten and No/100---(\$10.00) Dollars and other good and valuable considerations to the undersigned paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the undersigned James C. Hopkins, a single man, hereinafter called "Grantor", does by these presents, GRANT, BARGAIN, SELL and CONVEY unto **James C. Hopkins, Howard James Hopkins and Dorothy Sue Hopkins**, as Joint Tenants with Rights of Survivorship, in the County of Shelby, State of Alabama, to-wit:

Lot 121, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29 at Page 32 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to restrictions, limitations, easements and reservations of record, unpaid taxes and assessments, if any, and all federal tax liens or claims thereof that affect said property.

Note: The Preparer of this Instrument has served as a Scrivener only and has not examined the title to the property for purposes of this transaction or rendered any opinion with respect thereof.


The Grantor does for her heirs and assigns, covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises; that the Grantor shall warrant and defend the said premises to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


IN WITNESS WHEREOF, Grantor, has caused this instrument to be executed this the 27th day of June, 2018.

{Signature to follow on next page}.

Shelby County, AL 07/05/2018
State of Alabama
Deed Tax: \$89.00


20180705000238610 1/3 \$110.00
Shelby Cnty Judge of Probate, AL
07/05/2018 09:35:16 AM FILED/CERT

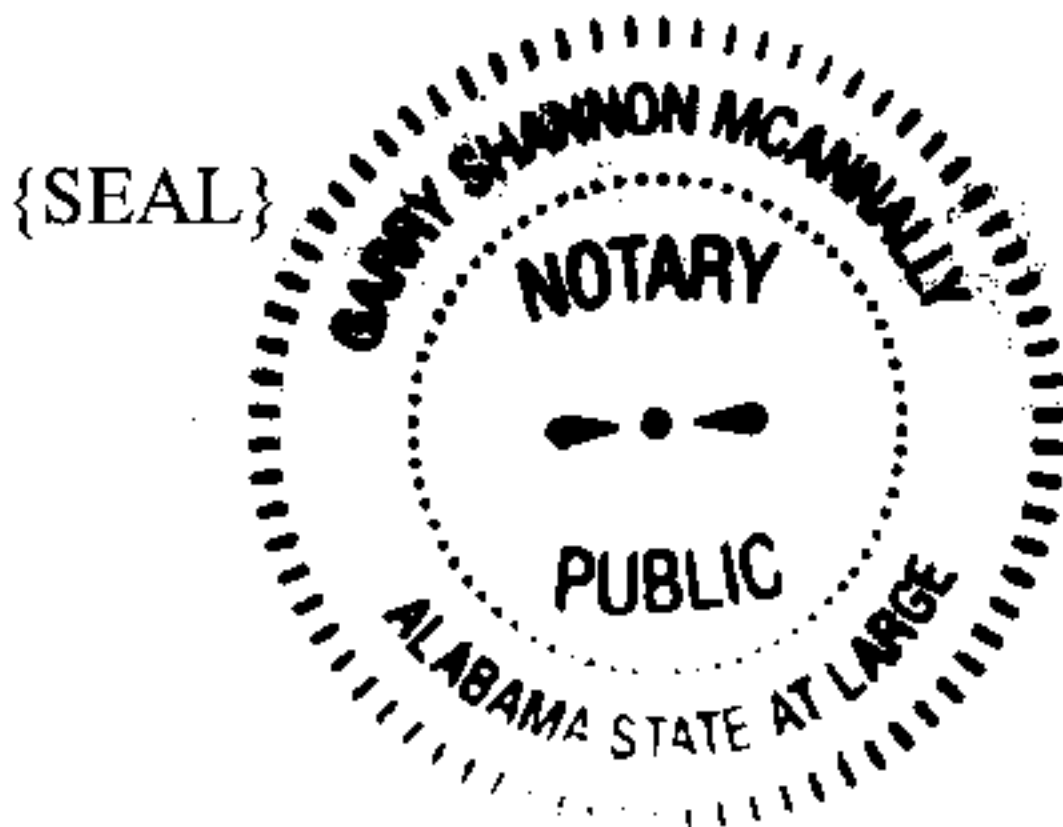
GRANTOR:

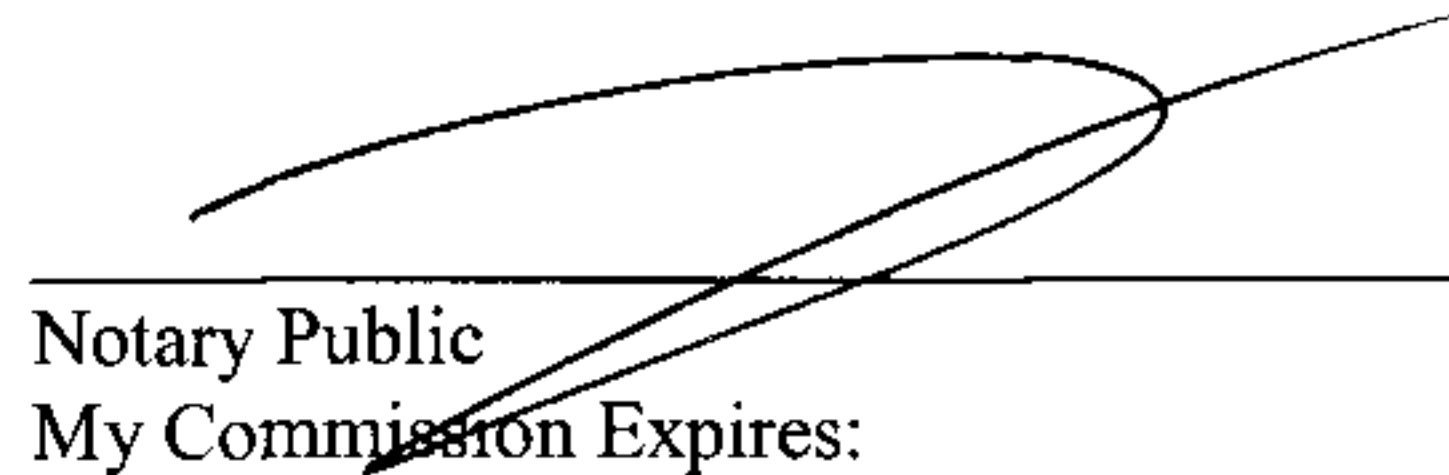

JAMES C. HOPKINS

STATE OF ALABAMA)
COUNTY OF ELMOE)


I, the undersigned, a Notary Public in and for said County in State, hereby certify that James C. Hopkins, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, ~~he~~ ^{GJM} executed the same voluntarily on the same bears date.

Given under my hand and seal this the 27th day of June, 2018.




Notary Public
My Commission Expires:




20180705000238610 2/3 \$110.00
Shelby Cnty Judge of Probate, AL
07/05/2018 09:35:16 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor(s) Name	James C. Hopkins	Grantee's Name	James C. Hopkins Howard James Hopkins Dorothy Sue Hopkins
Mailing Address	433 Daventry Circle Calera, AL 35040	Mailing Address	433 Daventry Circle Calera, AL 35040
Property Address	433 Daventry Circle Calera, AL 35040 Lot 121, Daventry, Sector II, Phase II, Map Bk 29, Page 32. Tax ID: 28-3-05-1-003-055.000	Date of Sale	June 27, 2018
		Total Purchase Price	\$ _____
		Actual Value	\$ _____
		Or	
		Assessor's Market Value	\$ 133,400.00 <u>2/3 = 88933</u>

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☐ Appraisal☐ Sales Contract☐ Other

Tax Assessment Value. 2/3 interest being conveyed.

☐ Closing Statement

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)'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.

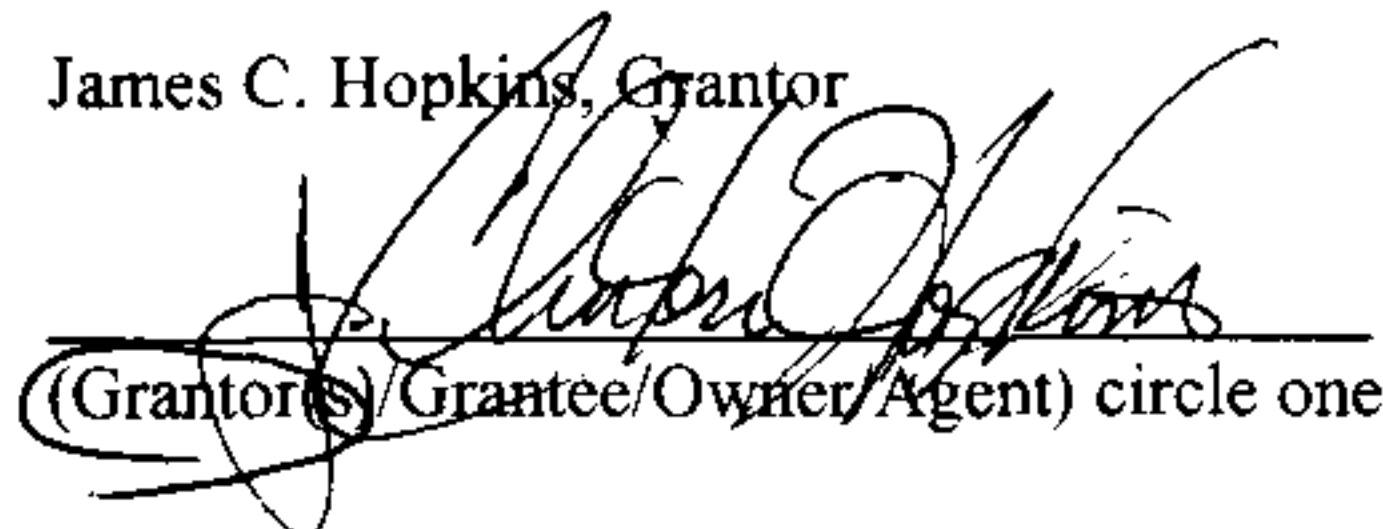
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

Print: James C. Hopkins, Grantor

Sign:


(Grantor(s)/Grantee/Owner/Agent) circle one

Date: June 27, 2018


20180705000238610 3/3 \$110.00
Shelby Cnty Judge of Probate, AL
07/05/2018 09:35:16 AM FILED/CERT