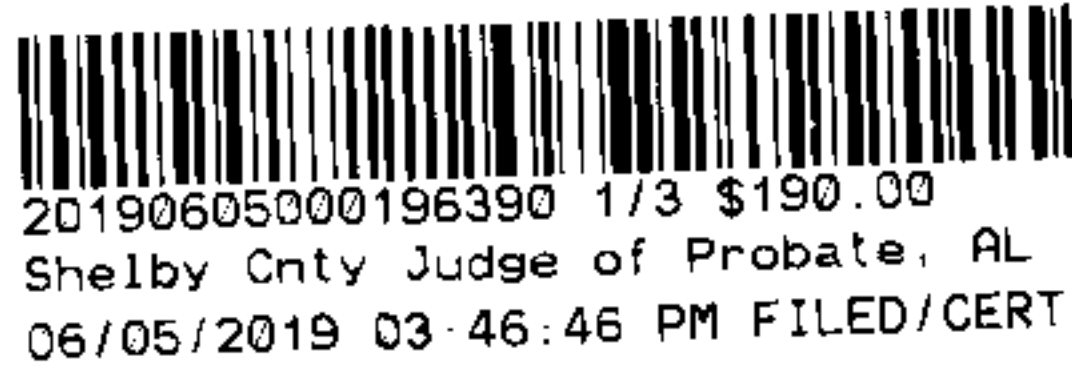


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

James Daniel Hopwood Jr
4146 Brookwood Dr SW
Atlanta GA 30106

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Sixty Five Thousand Dollars and zero cents (\$165,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Daniel Hopwood, Jr. a married man, Wanda Hopwood Puckett, a married woman, Stevan Wallace Hopwood and wife, Debbie Hopwood, Robin Rene Hopwood Zinn, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **James Daniel Hopwood, Jr., Wanda Hopwood Puckett, Stevan Wallace Hopwood and Robin Rene Hopwood Zinn** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

South 1/2 of the North 1/2 of Northwest 1/4 of Northeast 1/4 of Section 17, Township 19, Range 1 West, in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are all the heirs at law of J.D. Hopwood and Ruth C. Hopwood, who were the Grantees in Deed Book 140, Page 547, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of May, 2019.

James D Hopwood Jr
James Daniel Hopwood, Jr.

Wanda Hopwood Puckett
Wanda Hopwood Puckett

Stevan Wallace Hopwood
Stevan Wallace Hopwood

Debbie Hopwood
Debbie Hopwood

Robin Rene Hopwood Zinn
Robin Rene Hopwood Zinn

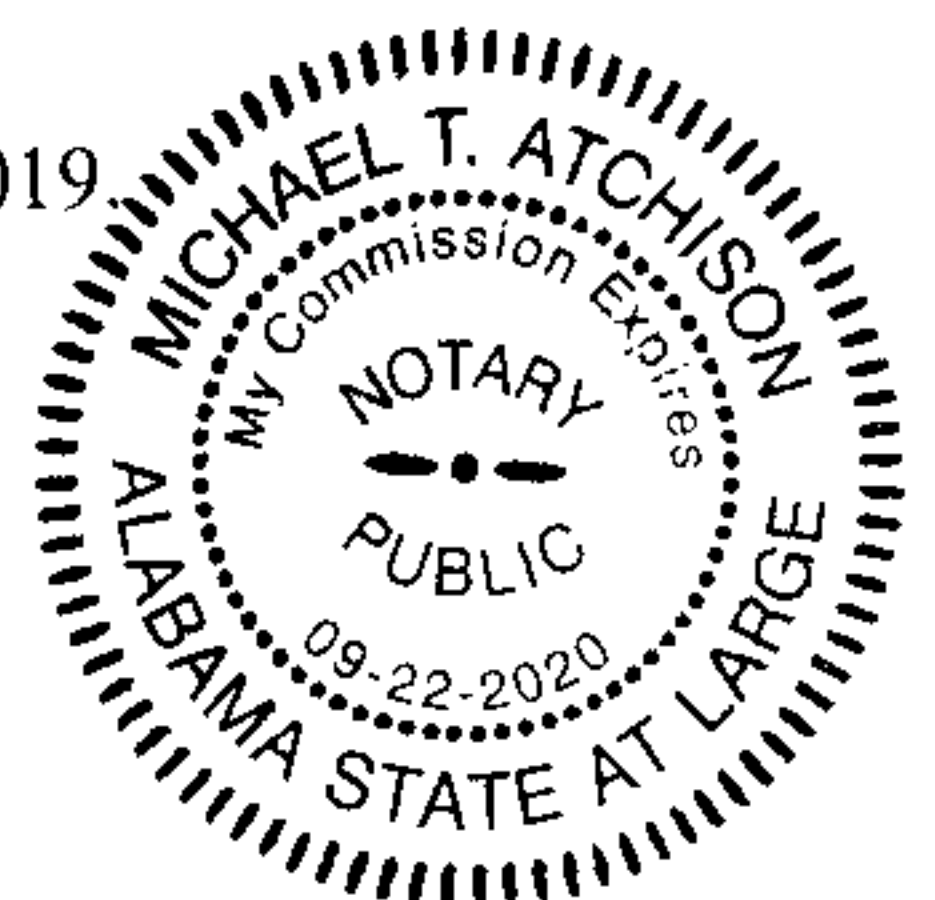
Shelby County, AL 06/05/2019
State of Alabama
Deed Tax: \$165.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Daniel Hopwood, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 2019.

Michael T. Atchison
Notary Public
My Commission Expires: 9-22-20



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wanda Hopwood Puckett**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2019.

Joanna Orell Seal
Notary Public
My Commission Expires: 01-03-2022

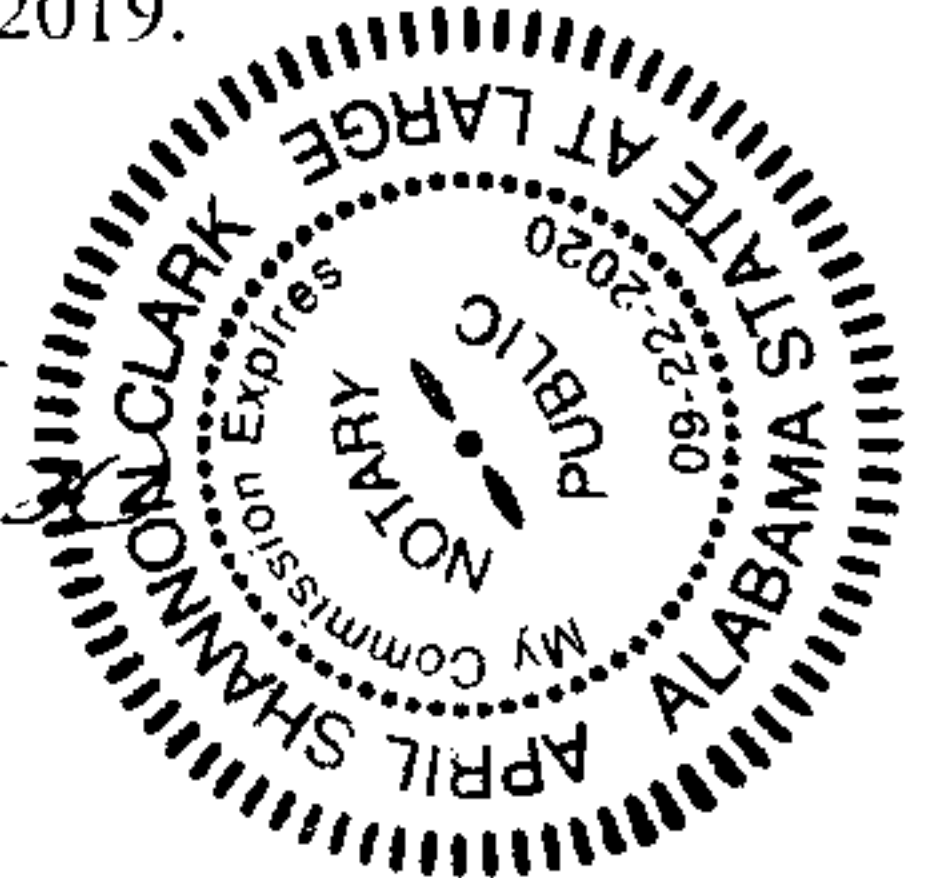


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stevan Wallace Hopwood and Debbie Hopwood**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2019.

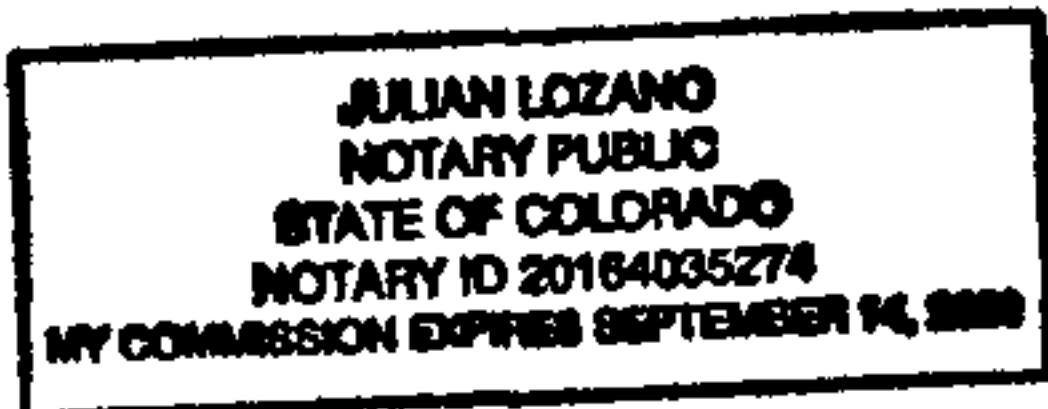
April Clark
Notary Public
My Commission Expires: 9/22/2020



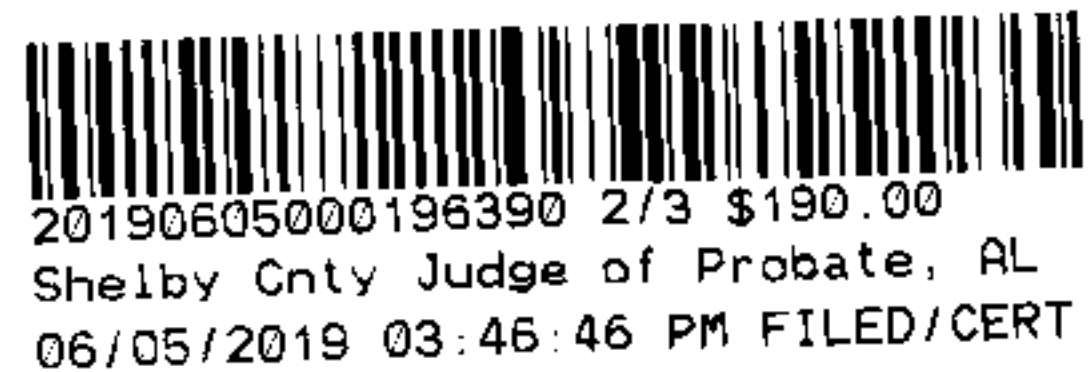
Colorado
STATE OF ALABAMA)
COUNTY OF SHELBY)
Larimer

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robin Rene Hopwood Zinn**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2019.



[Signature]
Notary Public
My Commission Expires:



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 Hopwood Jr
Mailing Address 4146 Brookwood Dr SW
Austell GA 30106

Grantee's Name James Hopwood Jr
Mailing Address 4146 Brookwood Dr SW
Austell GA 30106

Property Address 246 Oak Drive
Birmingham, AL 35242

Date of Sale 6/3/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 165,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax value

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 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).

Date _____

Print Mike T. Atkinson

Unattested _____

Sign Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one

Verified by) _____

Form RT-1



20190605000196390 3/3 \$190.00
Shelby Cnty Judge of Probate, AL
06/05/2019 03:46:46 PM FILED/CERT