

20190627000230370
06/27/2019 03:45:04 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Ronald E Conner & Dora D Conner
152 Grande Vista Way
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Three Hundred Eighty Five Thousand and 00/100 Dollars (\$385,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James Alan Hokanson and Mary Anne Hokanson**, a married couple, whose mailing address is 3696 Quail Trace, Opelika, AL 36801, (hereinafter referred to as "Grantor", whether one or more), by **Ronald E Conner and Dora D Conner**, whose address is 12476 Trail Ridge Dr., McCalla, AL 35111, (hereinafter referred to as "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama, to-wit:**

Lot 5, according to the map and survey of High Caparral Sector 3, First Addition as recorded in Map Book 25, page 86 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION. MINING AND MINERAL RIGHTS EXCEPTED.

\$285,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD, to Grantee, as joint tenants, with right of survivorship, and their heirs, executors, administrators and assigns forever. The Grantor do for themselves, their heirs and assigns, covenant with Grantee, and their heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors James Alan Hokanson and Mary Anne Hokanson have hereunto set their signatures and seals on this 26th day of June, 2019.


James Alan Hokanson

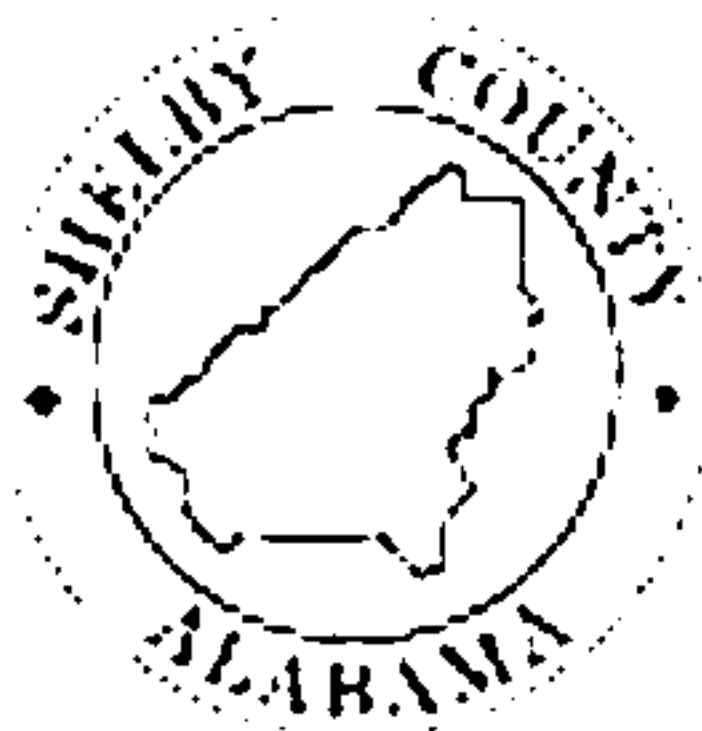
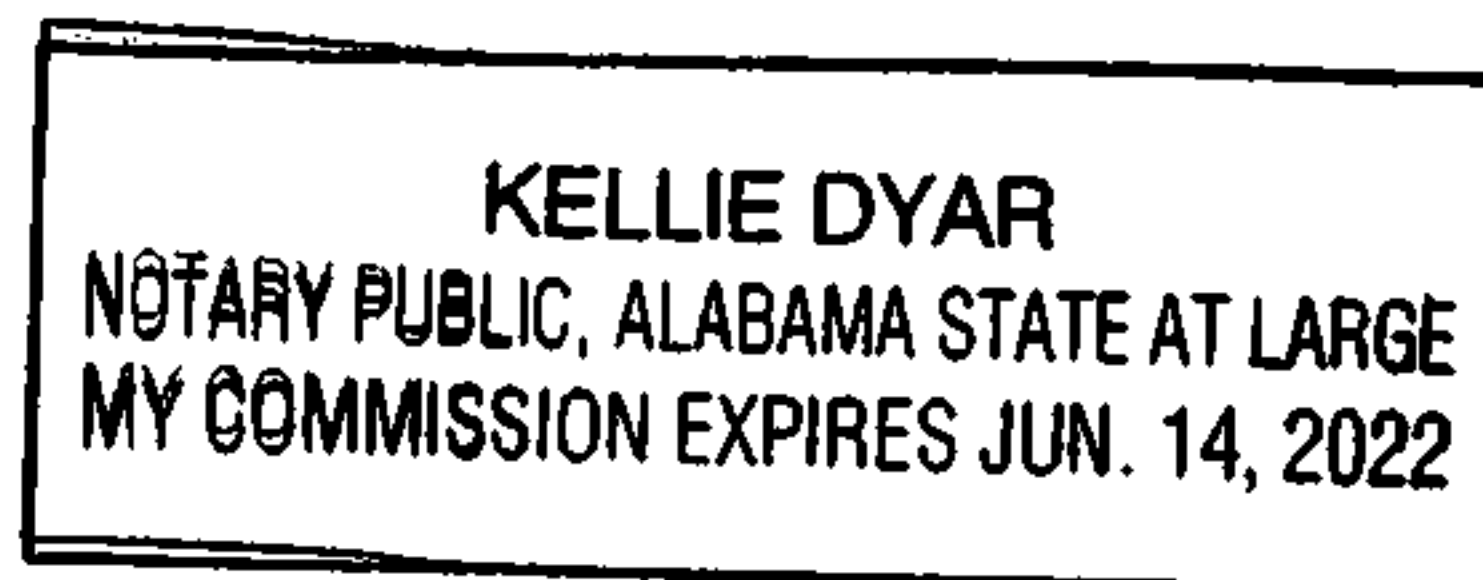

Mary Anne Hokanson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Alan Hokanson and Mary Anne Hokanson, 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 26th day of June, 2019.


Notary Public
Commission Expires: 06/14/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2019 03:45:04 PM
\$118.00 CHERRY
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