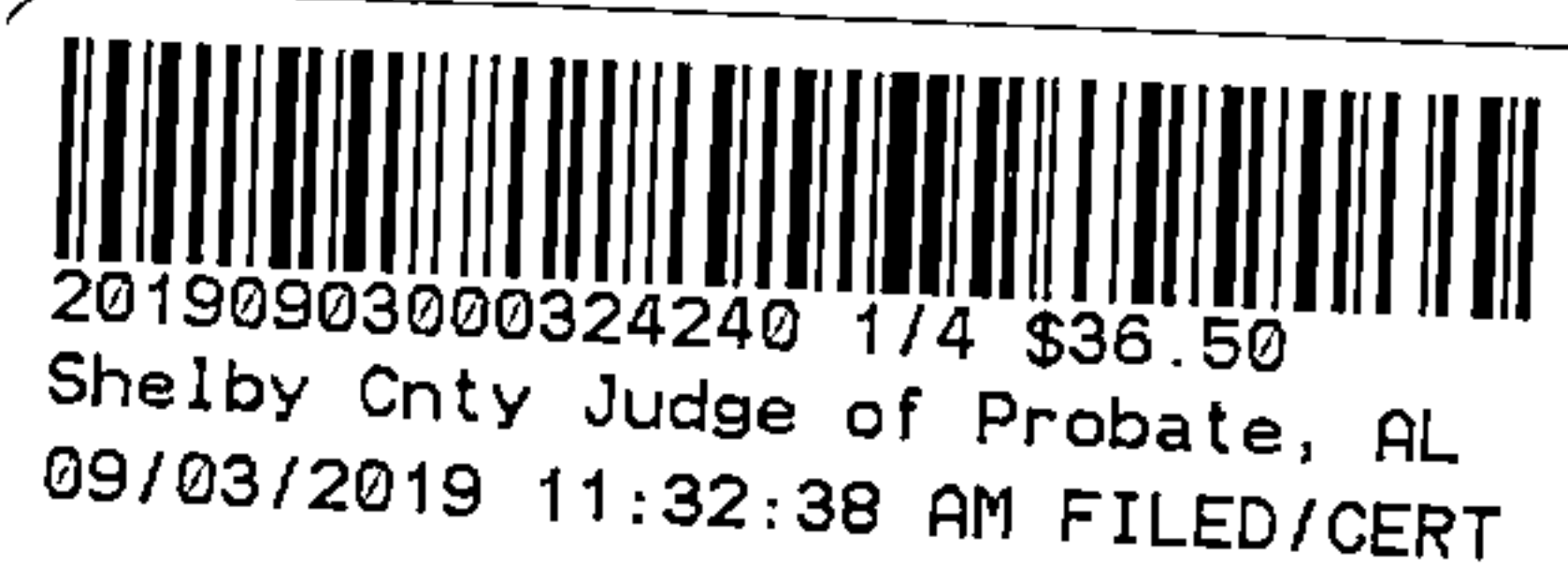


Send Tax Notice To & This Instrument Prepared By:
Matthew R. Saucier
205 Hilltop Road
Leeds, AL 35094



Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Sixty Eight Thousand Dollars (\$168,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I or we,

Jeffrey Hopkins and Stacy Hopkins, husband and wife,

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

Matthew R. Saucier and Rachel E. McGuire,

(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

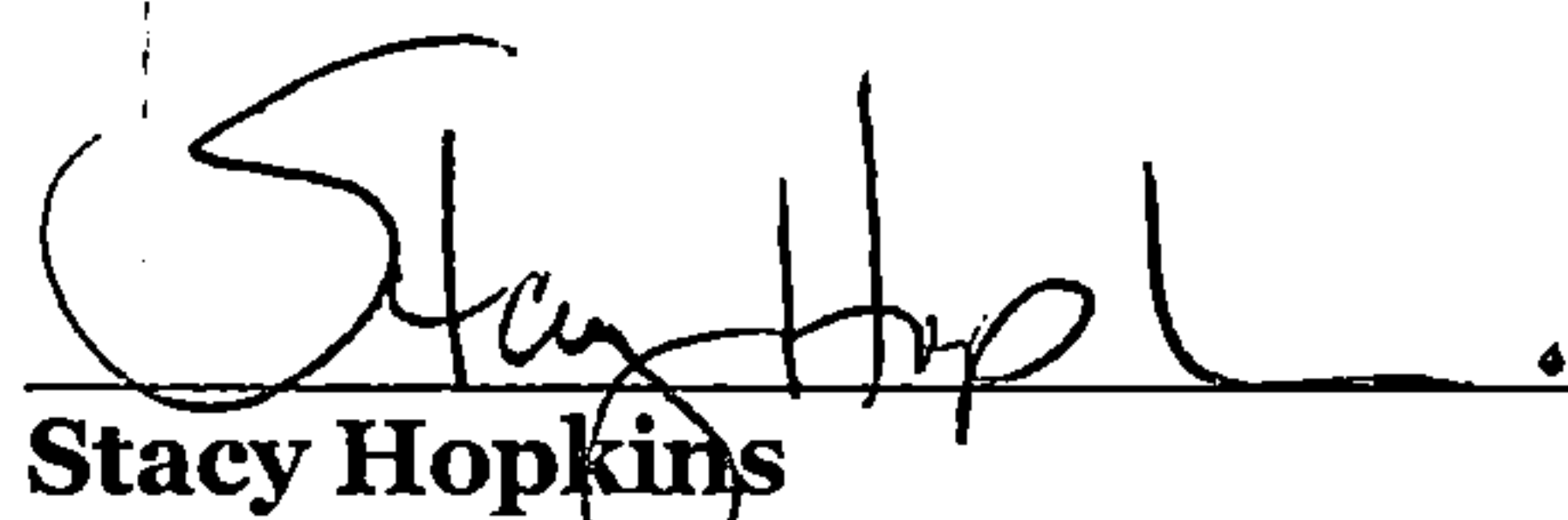
\$162,960.00 of the above consideration is being paid by a mortgage, which is filed simultaneously herewith.

To Have and to Hold to the said 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 the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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 grantee(s), his, her or 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 **23rd day of August, 2019.**

 (Seal)
Jeffrey Hopkins

 (Seal)
Stacy Hopkins

STATE OF ALABAMA

COUNTY OF Jefferson

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Jeffrey Hopkins and Stacy Hopkins**, 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 this **23rd** day of August, 2019.



Notary Public

My Commission Expires: 10-6-2019



20190903000324240 2/4 \$36.50
Shelby Cnty Judge of Probate, AL
09/03/2019 11:32:38 AM FILED/CERT

Exhibit "A" Legal Description

PARCEL I:

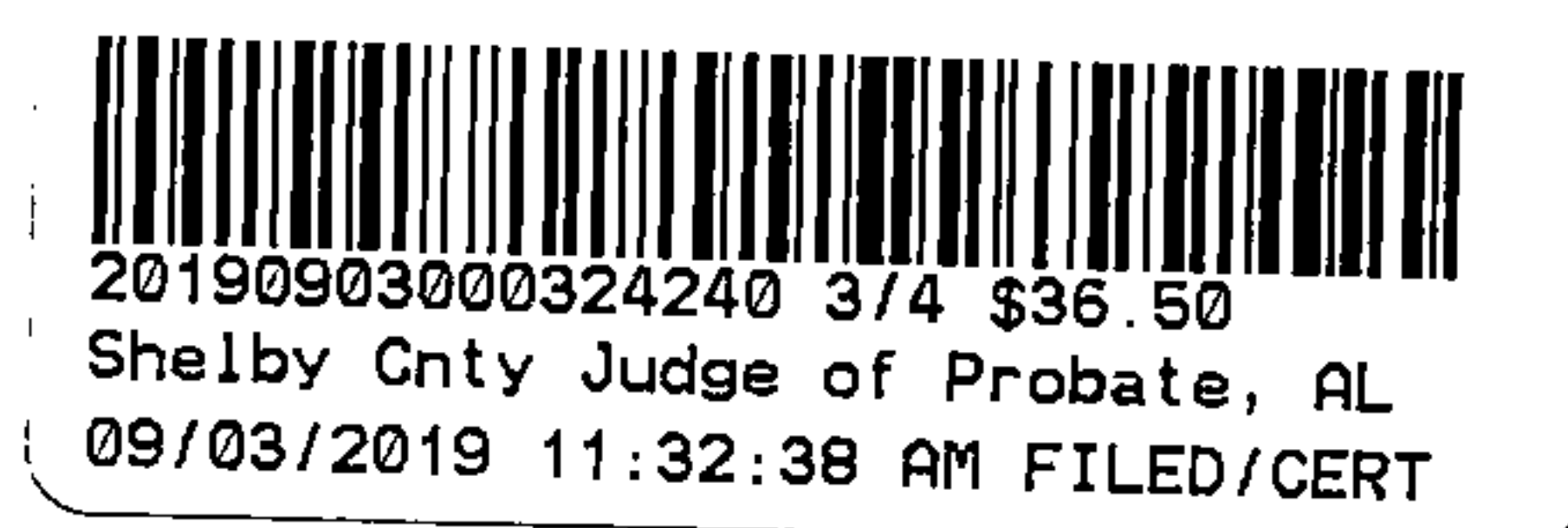
Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 17 South, Range 1 East; thence run South 45 degrees, 09 minutes, 00 seconds East for 570.0 feet; thence South 44 degrees, 31 minutes, 00 seconds West for 105.0 feet; thence South 210.0 feet; thence West 105.0 feet to the POINT OF BEGINNING; thence continue on the same line for 105.0 feet; thence North 210.0 feet; thence East 105.0 feet; thence South 210.0 feet to the point of beginning, Shelby County, Alabama.

ALSO A 30 FOOT ROAD EASEMENT DESCRIBED AS FOLLOWS: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 17 South, Range 1 East; thence run South 45 degrees, 09 minutes, 00 seconds East for 570.0 feet; thence South 44 degrees, 31 minutes, 00 seconds West for 105.0 feet; thence South for 210.0 feet; thence West for 158.69 feet to the POINT OF BEGINNING; thence South 35 degrees, 40 minutes, 14 seconds West for 124.23 feet; thence South 44 degrees, 27 minutes, 24 seconds West for 106.66 feet; thence South 00 degrees, 30 minutes, 19 seconds West for 413.89 feet; thence South 6 degrees, 25 minutes, 44 seconds West for 134.68 feet; thence South 5 degrees, 31 minutes, 06 seconds West for 157.13 feet to the edge of County Road Number 101 and the POINT OF ENDING.

PARCEL II:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, described as follows: Commerce at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 33, thence run South 45 degrees, 09 minutes East along the Northeast boundary of the Southwest half of the Northeast Quarter of the Northeast Quarter of said Section 33 a distance of 570 feet; thence run South 44 degrees, 51 minutes West a distance of 105 feet to the POINT OF BEGINNING; thence run South a distance of 210 feet; thence run West a distance of 105 feet; thence run North a distance of 210 feet; thence run East a distance of 105 feet to the POINT OF BEGINNING. Also a 30 foot right-of-way between the above-described property and the public road along the existing drive leading to Highway Number 101.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



Real Estate Sales Validation Form

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

Grantor's Name	Jeffrey Hopkins and	Grantee's Name	Matthew R. Saucier and
Mailing Address	Stacy Hopkins	Mailing Address	Rachel E. McGuire
	373 Mimosa Road		205 Hilltop Road
	Leeds, AL 35094		Leeds, AL 35094
Property Address	205 Hilltop Road	Date of Sale	August 23, 2019
	Leeds, AL 35094	Total Purchase Price \$	168,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	

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
☐ 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 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	8-23-19	Print	Matthew R. Saucier
Unattested	Bryan Gregg	Sign	Matthew R. Saucier
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 09/03/2019
State of Alabama
Deed Tax:\$5.50

Print Form

Form RT-1

