

20221222000458410
12/22/2022 11:38:58 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Lauren S. Blalock + Jeffrey + Brett Hopping
106 Cobblestone Terra Pelham AL 35124

This deed prepared without benefit of
Title examination or Survey.

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Jeffrey A. Hopping, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Lauren S. Blalock, Jeffrey A. Hopping, Jr., and Brett Hopping** (herein referred to as **Grantees** whether one or more), as tenants in common, the following described real estate, situated in SHELBY County, Alabama to wit:

LOT 17, ACCORDING TO THE SURVEY OF CABBLESTONE VILLAGE, AS RECORDED IN MAP BOOK 19, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Jeffrey A. Hopping is the surviving grantee of the deed recorded in Inst. 19960202000035491. The other grantee, Victoria J. Hopping, having passed away on or around July 13, 2022. They were married to each other continuously during their ownership of the home and were married at the time of her death.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees, their heirs, successors, and/or assigns forever.

And I do for myself, and my heirs executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal,
this 22nd day of December, 2022.

STATE OF AL
COUNTY OF Jefferson

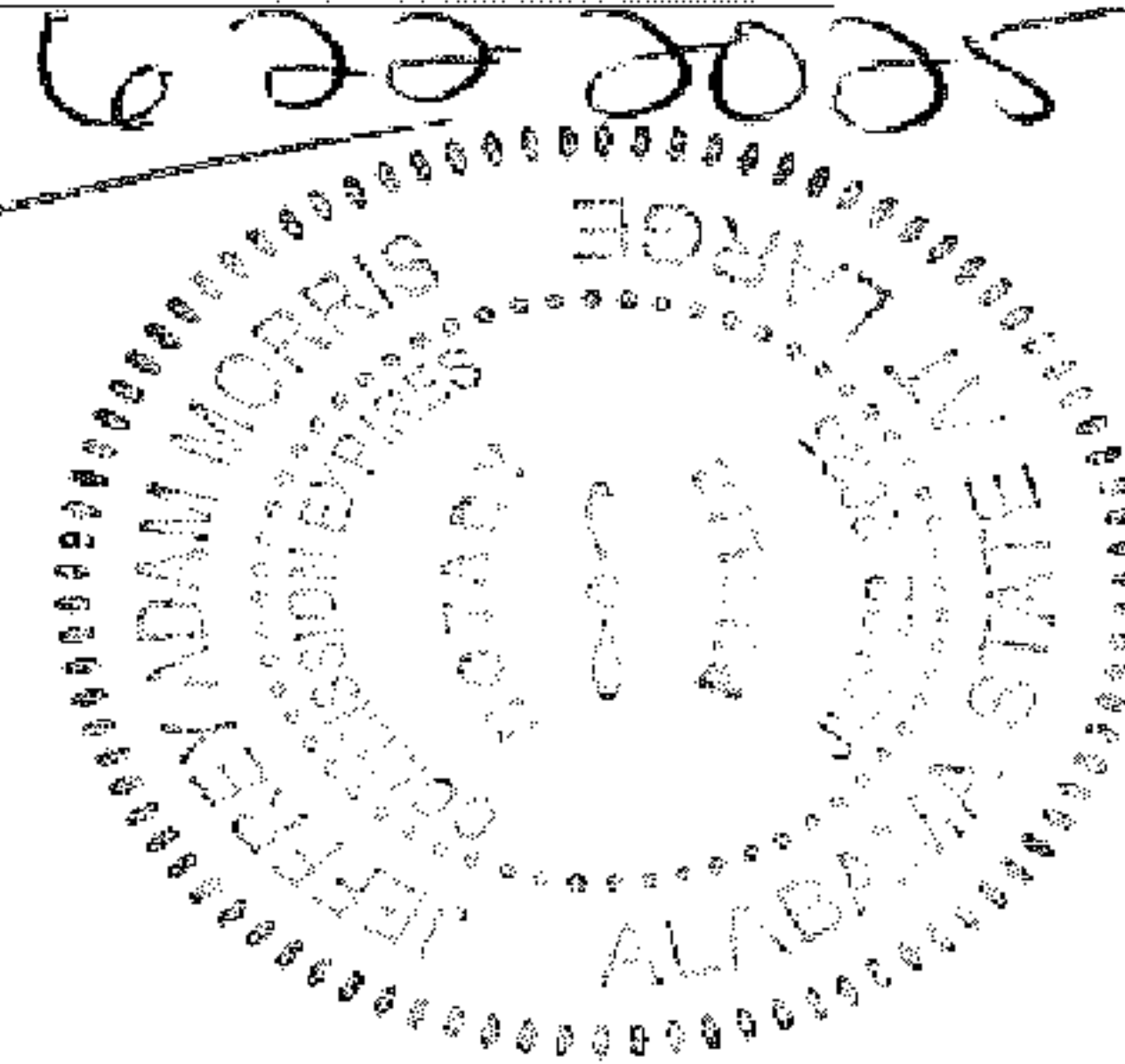
Jeffrey A. Hopping
Jeffrey A. Hopping

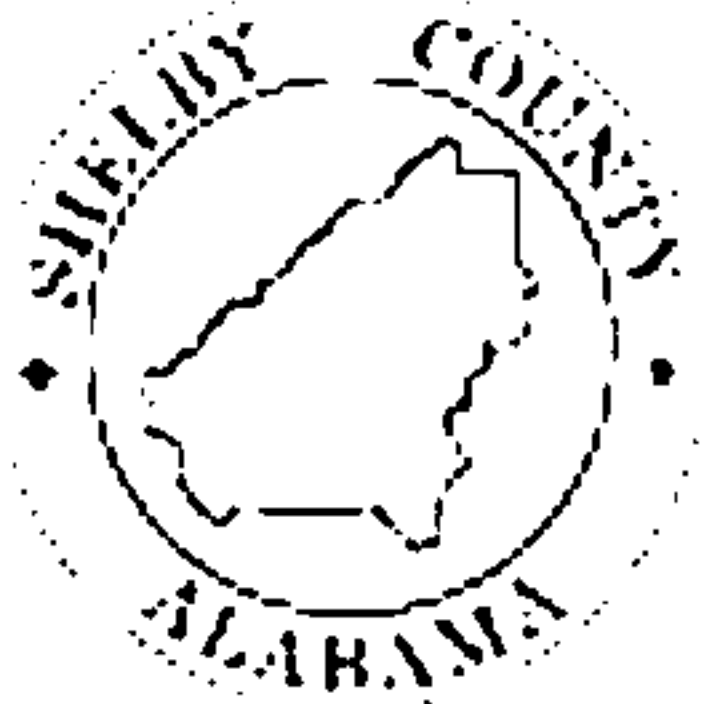
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jeffrey A. Hopping, whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2022.

Notary Seal

Notary Public
My commission expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2022 11:38:58 AM
 \$246.00 BRITTANI
 20221222000458410

Allen S. Byrd

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 A Hopping
 Mailing Address 106 Gobblestone Terrace
Pelham AL 35124

Grantee's Name Jeffrey A. Hopping
 Mailing Address 106 Gobblestone Terrace
Pelham AL 35124

Property Address 106 Gobblestone Terrace
Pelham AL 35124

Date of Sale 12/22/22

Total Purchase Price \$ 217,000.00

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

☐ 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 12/22/22

Print Jeff Morris

Unattested

(verified by)

Sign

(Grantee's Signature)