This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124

SEND TAX NOTICE TO: Adam William Albertsen and Allison Nicole Albertsen 363 Appleford Rd Helena, AL 35080

WARRANTY DEED

20160603000192070 06/03/2016 02:16:26 PM **DEEDS** 1/2

SHELBY COUNTY

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy-Eight Thousand And No/100 Dollars (\$278,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Aaron S. Hawk and wife, Monica Hawk (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Adam William Albertsen and Allison Nicole Albertsen (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 61, according to the Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Four Thousand Six Hundred And No/100 Dollars (\$194,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 27, 2016.

Monica Hawk

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Aaron S. Hawk and Monica Hawk 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 and official seal on ______ day of May, 2016.

My Comm. Expires

June 4, 2018

Notary Public

My commission expires:

FILE NO.: TS-1600972

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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Aaron S. Hawk and Monica Hawk Grantee's Name Adam William Albertsen and Allison Nicole Albertsen Mailing Address 363 Appleford Rd Mailing Address 347 Ivy Hills Circle Helena, AL 35080 Calera, AL 35040 Property Address 363 Appleford Rd Date of Sale May 27, 2016 Helena, AL 35080 Total Purchase Price \$278,000.00 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 X 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 - Aaron S. Hawk and Monica Hawk, 363 Appleford Rd, Helena, AL 35080.

Grantee's name and mailing address - Adam William Albertsen and Allison Nicole Albertsen, 347 Ivy Hills Circle, Calera, AL 35040.

Property address - 363 Appleford Rd, Helena, AL 35080

Date of Sale - May 27, 2016.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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 <u>Code of Alabama 1975</u> & 40-22-1 (h).

Date: May 27, 2016

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Haley Taylor

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Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 06/03/2016 02:16:26 PM

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Validation Form

TS-1600972