

This instrument was prepared by
Erskine R. Mathis
2107 5th Ave. N., Suite 201
Birmingham, Al. 35203



20220121000030080 1/3 \$228.00
Shelby Cnty Judge of Probate, AL
01/21/2022 11:13:55 AM FILED/CERT

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration to the undersigned Grantor, in hand paid by the grantees herein,

CHARLES W. HAWK,
(herein referred to as grantor) do grant, bargain, sell and convey unto

JERRY CLAUDE HAWK, Jr., a married man,

herein referred to as Grantee does hereby give, grant, bargain, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 43, Township 18, Range 2 East.

LESS AND EXCEPT one acre described as follows: Begin at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 34, Township 18, Range 2 East, thence East 105 feet to the starting point; thence East 210 feet to a point; thence South 210 feet to a point; thence west 210 feet to a point; thence North 210 feet to starting point. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, (his or her) heirs and assigns forever, together with every contingent remainder and right or reversion.

And the Grantor for himself, his heirs, executors and administrators, covenant with Grantee, (his or her) heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except ad valorem taxes for the current year and subsequent years, and easements and restrictions of record; and that they will warrant and defend said premises to the Grantee, (his or her) heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors hereunto set their hands and seals this 16th day of January, 2022 A.D.

Charles W. Hawk

STATE OF ALABAMA
COUNTY OF SHELBY

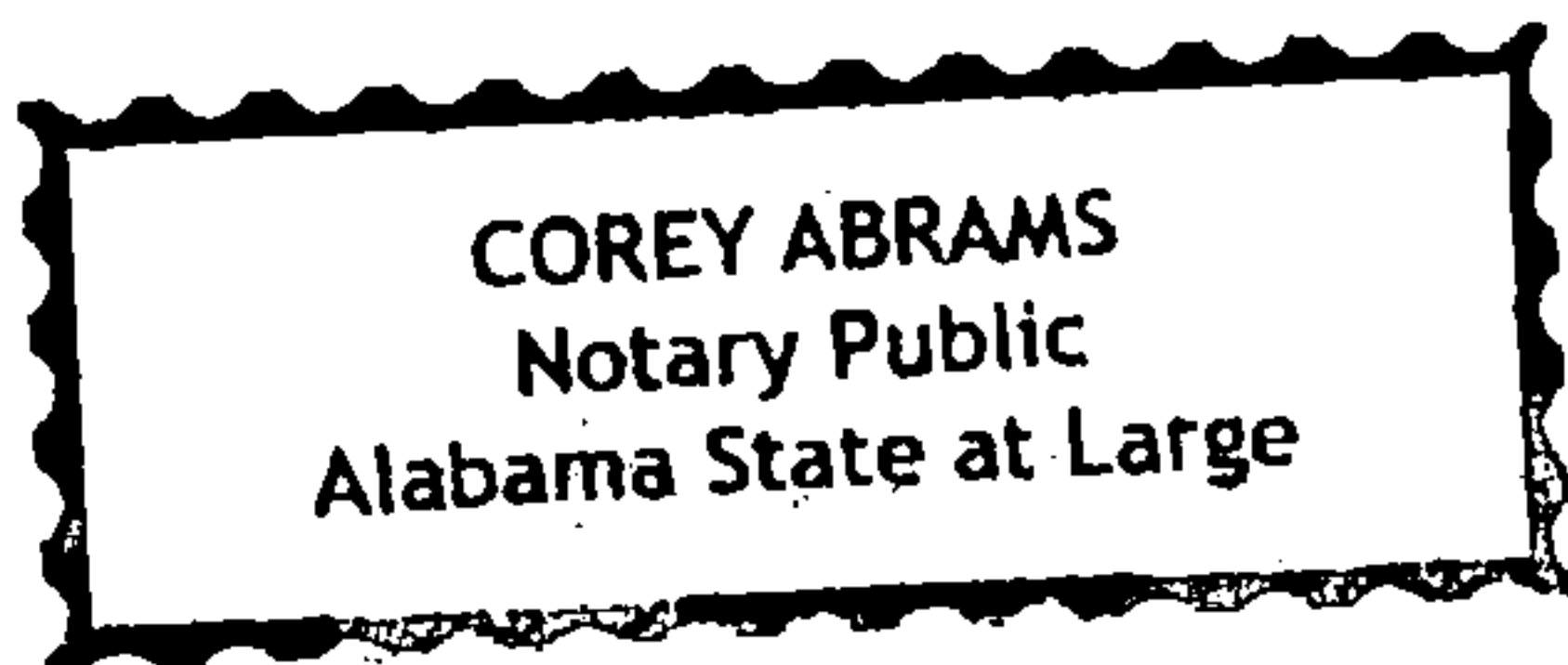
I, the undersigned Notary Public in and for said County and State, hereby certify that Charles W. Hawk and Jerry Claude Hawk whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand and seal this 16th day of January, 2022.

Corey Abrams
Notary Public

Shelby County, AL 01/21/2022
State of Alabama
Deed Tax: \$200.00

COREY ABRAMS
Notary Public
Alabama State at Large



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My Commission Expires:

4/16, 20 23

This instrument prepared by: Erskine R. Mathis
2107 5th Ave. N., Ste. 201
Birmingham, Al. 35203

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Charles
P.O. Box 216
Harpersville, AL
35018

Grantee's Name
Mailing Address

Jerry Claude Hawk
231 Hwy 355
Vincennes, AL
35178

Property Address

Rose Rd. 501
Vincennes, AL
35178

Date of Sale

Total Purchase Price \$

10.00

or

Actual Value

\$

or

Assessor's Market Value \$

199,700

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 deed

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

Gloria A. Hawk

Sign

Gloria A. Hawk

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1