

This instrument was prepared by

David A. Bedgood
140 Bowling Lane
Pelham, Alabama 35124

Shelby County, AL 08/01/2008
State of Alabama


Deed Tax: \$2.00

SEND TAX NOTICE TO:

Kevin D. Brown
1114 Eagle Drive
Maylene, Alabama 35114

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


20080801000309530 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/01/2008 10:10:32AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED AND NO/100'S (\$113,900.00)** DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **MELVIN E. HAWKINS, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **KEVIN D. BROWN** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to-wit:

LOT 130, ACCORDING TO CORSENTINO'S ADDITION TO EAGLEWOOD ESTATES, 4TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$112,140.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **1114 Eagle Drive, Maylene, Alabama 35114** Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **MELVIN E. HAWKINS**, have hereunto set my (our) hand(s) and seal(s) this 25 day of **JULY, 2008**.



MELVIN E. HAWKINS (SEAL)

STATE OF Indiana
COUNTY OF JACKSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MELVIN E. HAWKINS** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of **JULY, 2008**.

Notary Public 

My commission expires: Nov 13, 2010