



20091208000449950 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
12/08/2009 08:58:20 AM FILED/CERT

Send tax notice to:
Daniel H. Rice
1804 Amberley Woods Way
Helena, AL 35080
NTC0900403

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

Shelby County, AL 12/08/2009
State of Alabama
Deed Tax : \$7.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Eight Thousand and 00/100 Dollars (\$148,000.00) in hand paid to the undersigned, **Richard D. Hawkins a married man**, (hereinafter referred to as "Grantor") by **Daniel H. Rice** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Amended Map of Amberley Woods, 6th Sector, as recorded in Map Book 22, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

The above referenced property is not the homestead of the grantor or his spouse.

Richard D. Hawkins is the surviving grantee of Deed recorded in Instrument No. 20040714000388070 in the Probate Office of Shelby County, Alabama. The other grantee, Bettye B. Hawkins having died on or about the 7th day of December, 2008.

\$140,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor do for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this the 23rd day of November, 2009.

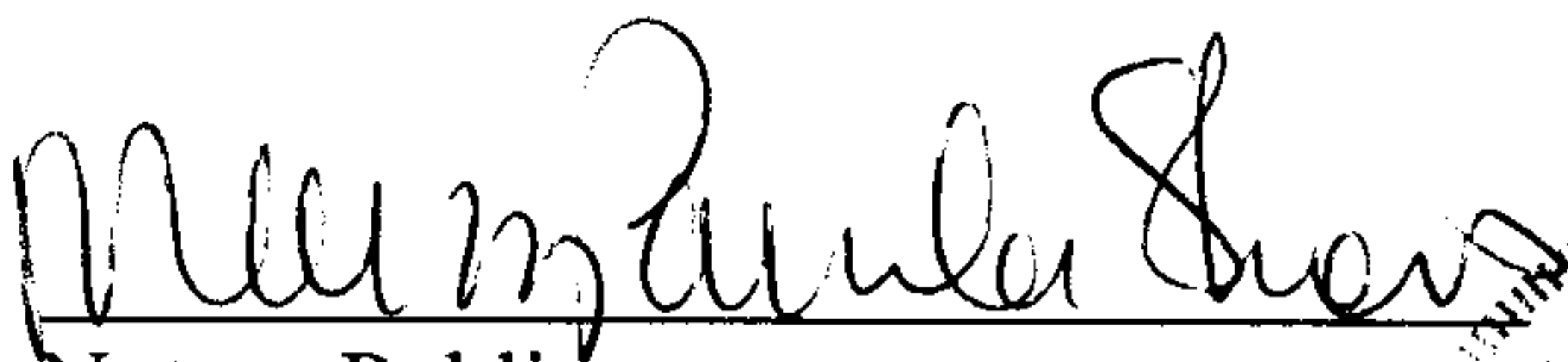

Richard D. Hawkins

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard D. Hawkins a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of November, 2009.

(Notary Seal)


Notary Public
Print Name:
Commission Expires:

