



2012070500236670 1/2 \$283.50
Shelby Cnty Judge of Probate, AL
07/05/2012 03:18:16 PM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Robin Hawk
4116 Crossings Lane
Birmingham, AL 35242

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$268,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we John C. Mackinaw a single person and Michelle F. Smith a single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robin Hawk (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

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

Note; \$ — 60 — of this purchase price is being paid by the ~~proceeds~~ of a first mortgage loan ~~executed~~ and recorded simultaneously herewith.

IN WITNESS WHEREOF, John C. Mackinaw a single person and Michelle F. Smith a single person has/have hereunto set his/her/their hand(s) and seal(s) , this 14th day of June, 2012.

John E. Mackinaw
John E. Mackinaw
Michelle F. Smith
Michelle F. Smith

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that John C. Mackinaw and Michelle F. Smith, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of June, 2012.

Notary Public

Commission Expires: 10/31/2012



S12-1160

Shelby County, AL 07/05/2012
State of Alabama
Deed Tax: \$268.50



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EXHIBIT "A"
Legal Description

Lot 75, according to the map and Survey of Caldwell Crossings, 2nd Sector, Phase 4, as recorded in Map Book 32, Page 7, in the Probate Office of Shelby County, Alabama.