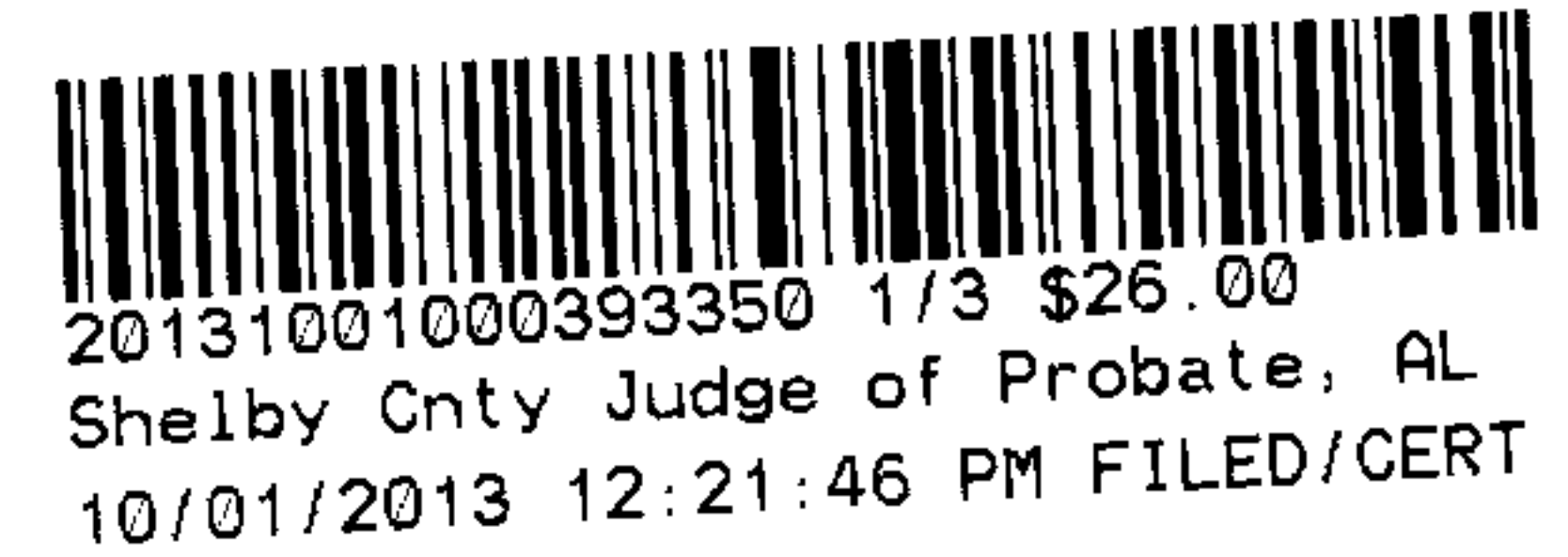


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Amanda Hawkins and Michael Hawkins
3011 O'Connor Court North
Helena, AL 35080

WARRANTY DEED



STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Nineteen Thousand And No/100 Dollars (\$119,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David E. Cutchin and wife, Ashley B. Cutchin (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Amanda Hawkins and Michael Hawkins (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 82, according to the Survey of Braelinn Village, Phase 4, Resubdivision of Lots 82 through 84, as recorded in Map Book 14, Page 37, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Beginning at the most easterly corner of said Lot 82, which is a common corner with Lot 83 of said Resubdivision, and also being on the West right of way line of O'Conner Court, run North 57 degrees 07' 13" West along the common line between said Lots 82 and 83 for a distance of 80.00 feet; thence turn and angle to the left of 39 degrees 25' 01" and run in a Southwesterly direction for a distance of 87.57 feet to an existing iron pin, being a common corner of said Lot 82 and 83; thence turn an angle to the left of 161 degrees 33' and run in a Southeasterly direction for a distance of 70.50 feet to an existing iron pin; thence turn an angle to the right of 7 degrees 28' 51" and run in a Southeasterly direction for a distance of 60.36 feet to an existing iron pin; thence turn an angle to the left of 21 degrees 58' 20" and in a Southeasterly direction for a distance of 28.75 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

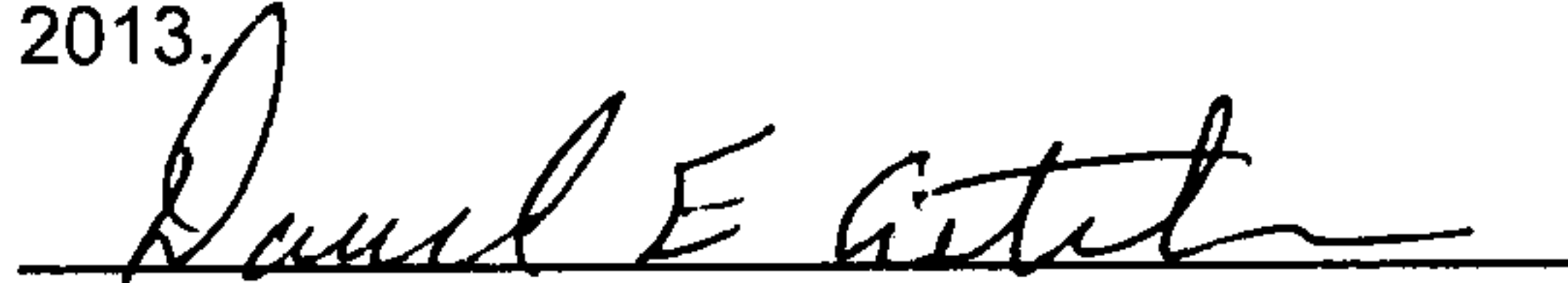
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

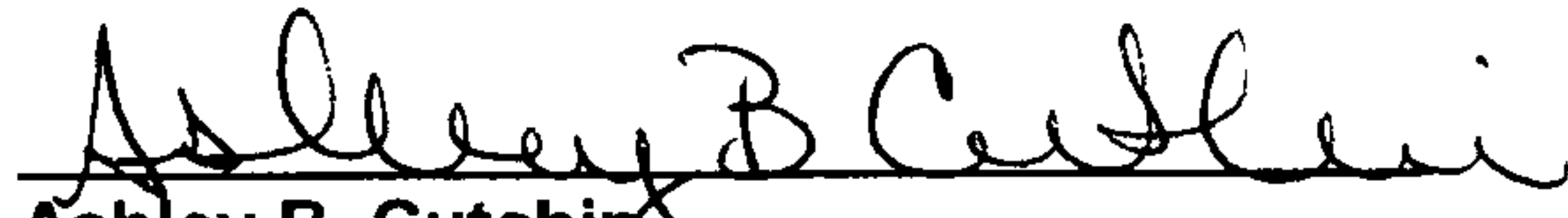
One Hundred Thirteen Thousand Fifty And No/100 Dollars (\$113,050.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 September 26, 2013.

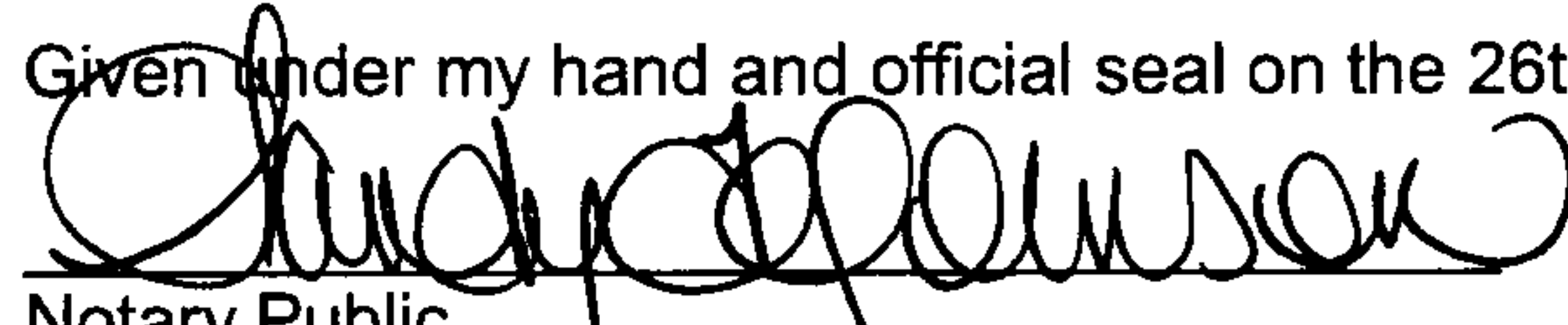

David E. Cutchin

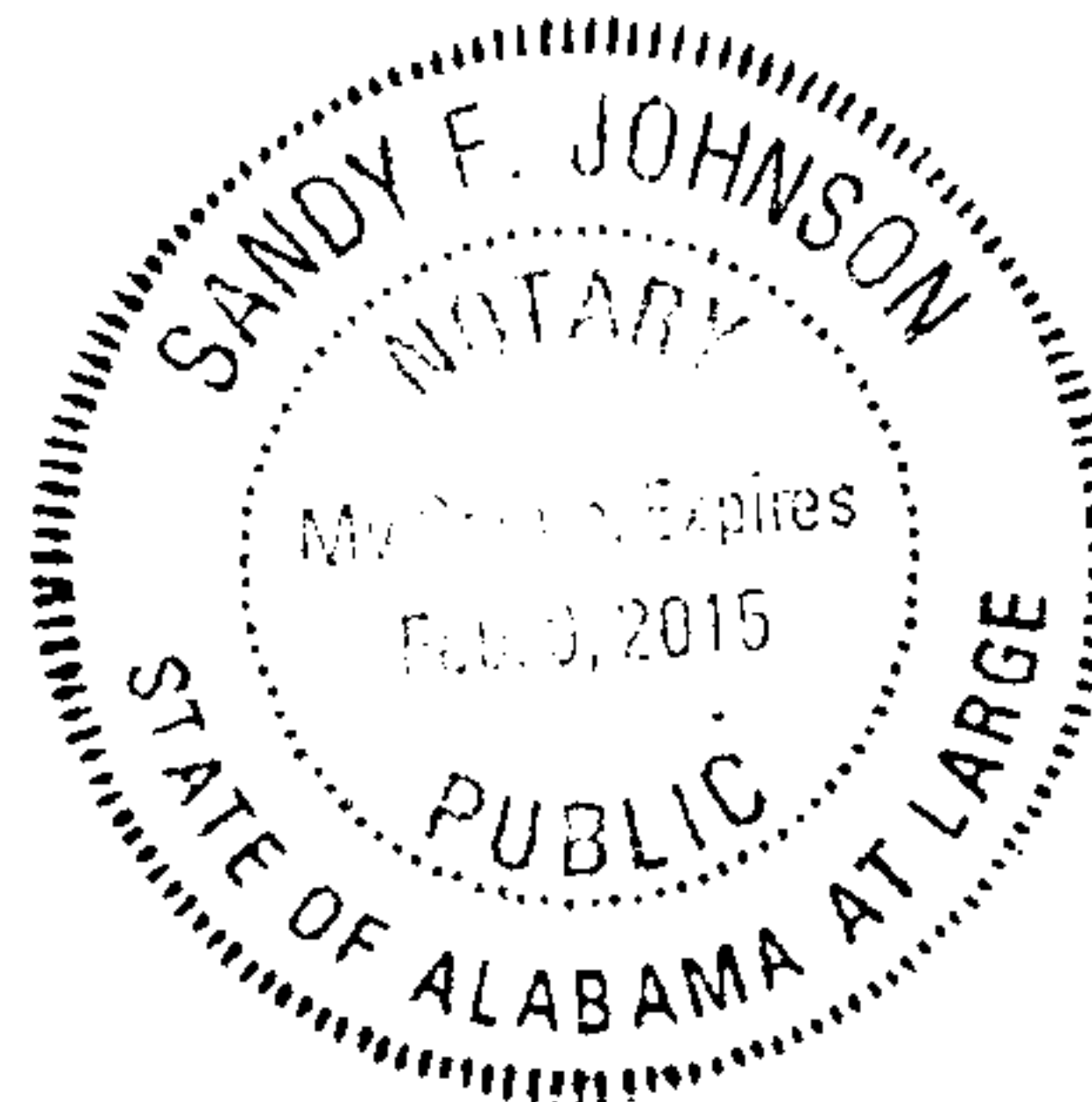

Ashley B. Cutchin

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David E. Cutchin and Ashley B. Cutchin, 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 on the day same bears date.

Given under my hand and official seal on the 26th day of September, 2013.


Notary Public
Commission Expires:



20131001000393350 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/01/2013 12:21:46 PM FILED/CERT

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

Grantor's Name	David E. Cutchin and Ashley B. Cutchin	Grantee's Name	Amanda Hawkins and Michael Hawkins
Mailing Address	3011 O'Connor Court North Helena, AL 35080	Mailing Address	200 Sweetwater Drive, Apt C42 Dothan, AL 36305
Property Address	3011 O'Connor Court North Helena, AL 35080	Date of Sale	September 26, 2013
		Total Purchase Price	\$119,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - David E. Cutchin and Ashley B. Cutchin, 3011 O'Connor Court North, Helena, AL 35080.

Grantee's name and mailing address - Amanda Hawkins and Michael Hawkins, 200 Sweetwater Drive, Apt C42, Dothan, AL 36305.

Property address - 3011 O'Connor Court North, Helena, AL 35080

Date of Sale - September 26, 2013.

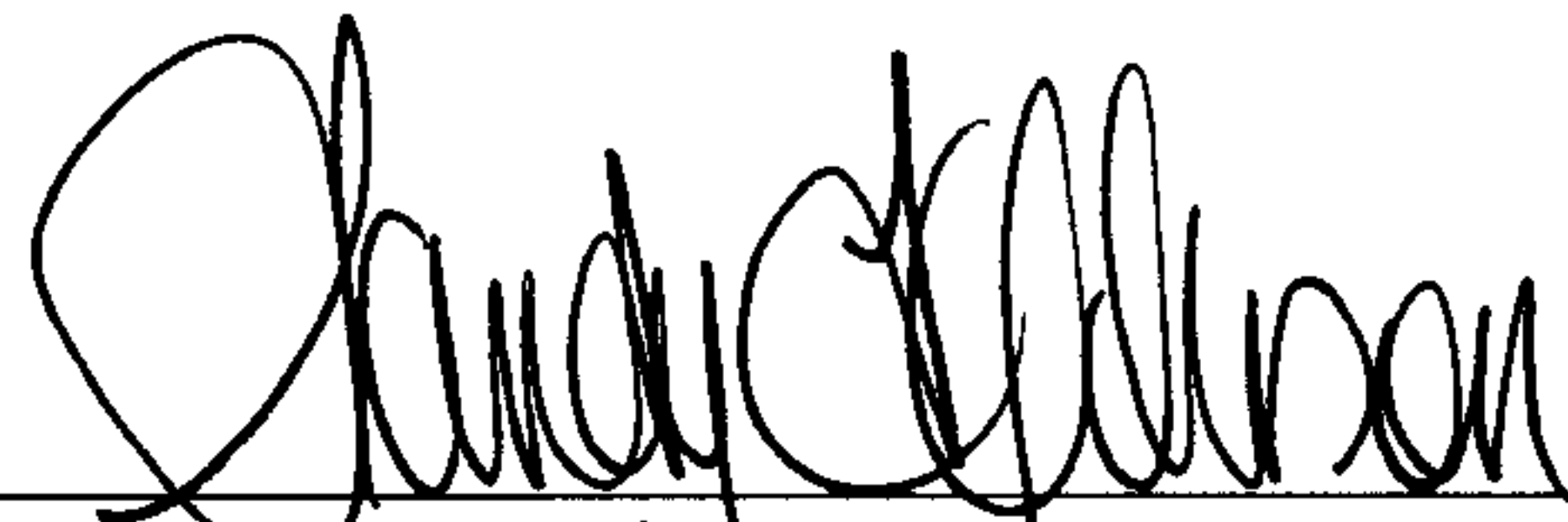
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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: September 26, 2013

Sign 
Agent

