

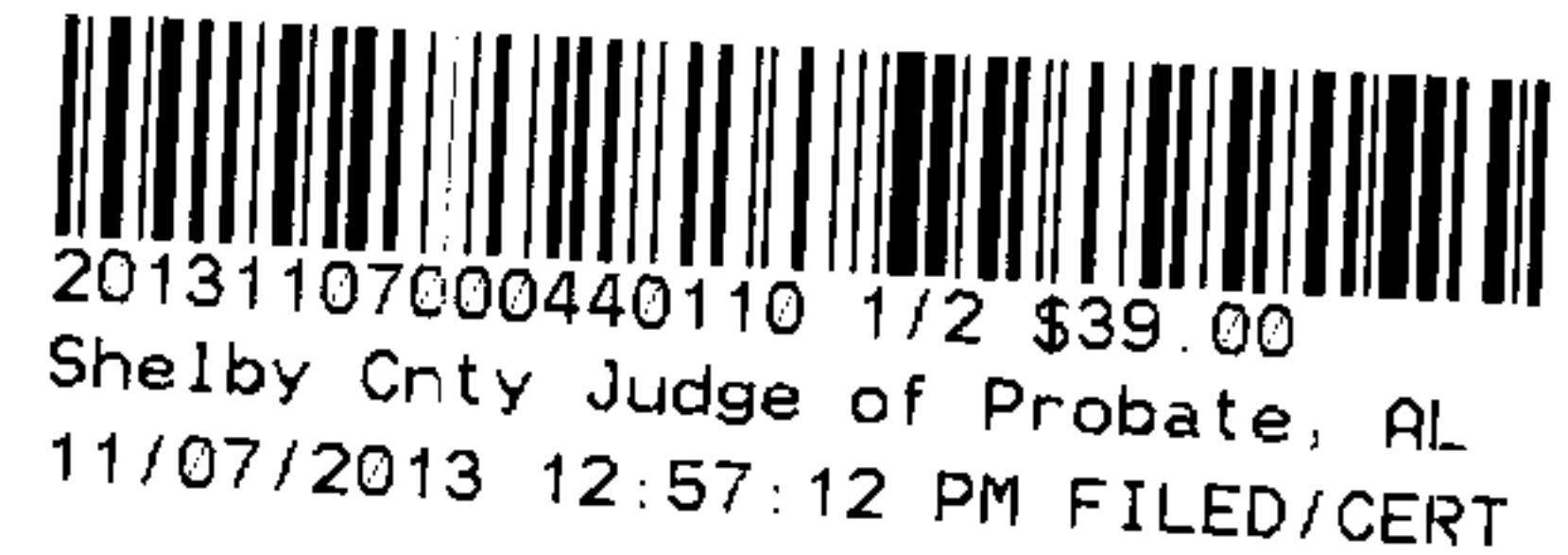
Send tax notice to:

CHARLES BRAND
4951 MEADOW BROOK WAY
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013560



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Five Thousand and 00/100 Dollars (\$435,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PATRICIA G HAWKINS and SAMUEL M HAWKINS, WIFE AND HUSBAND **whose mailing address is:** 14102 Bay Avenue, Panama City Beach FL 32413 (hereinafter referred to as "Grantors") by CHARLES BRAND and KELLEY JO BRAND **whose mailing address is:** 4951 MEADOW BROOK WAY, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 48, ACCORDING TO THE SURVEY OF MEADOW BROOK ESTATES,
SECOND SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 7, PAGE 65, IN
THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

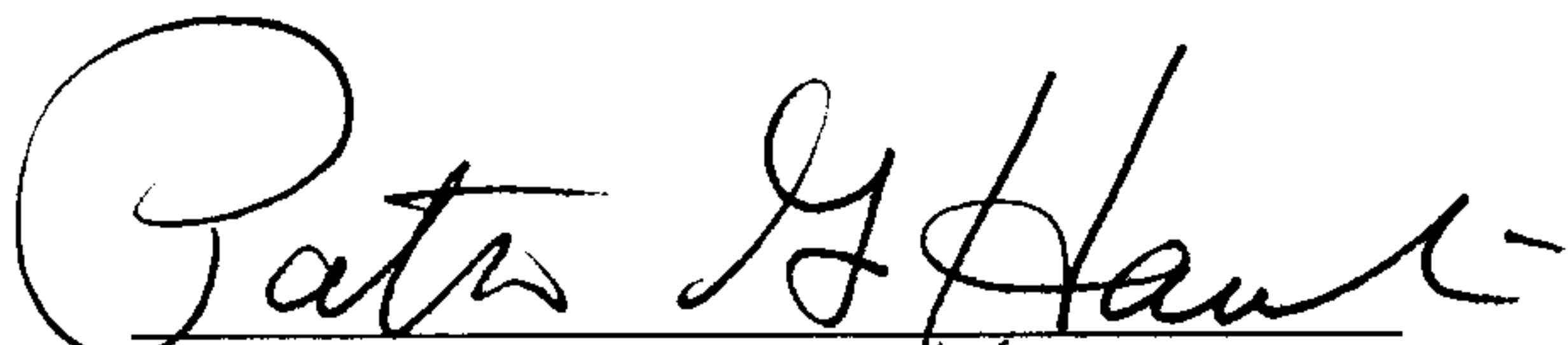

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 7, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 25, APGE 825 IN THE PROBATE OFFICE.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 313, PAGE 872, VOLUME 313, PAGE 862, VOLUME 313, PAGE 864 IN THE PROBATE OFFICE.
5. MINERAL AND MINING RIGHTS INCIDENT THERETO RECORDED IN VOLUME 32, PAGE 306, AND VOLUME 40, PAGE 265 IN THE PROBATE OFFICE.
6. AGREEMENT AS RECORDED IN MISC. VOLUME 48, PAGE 880 IN THE PROBATE OFFICE.
7. DELINQUENT FIRE DUES AND MUNICIPAL ASSESSMENTS, IF ANY.

\$413,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall,

warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

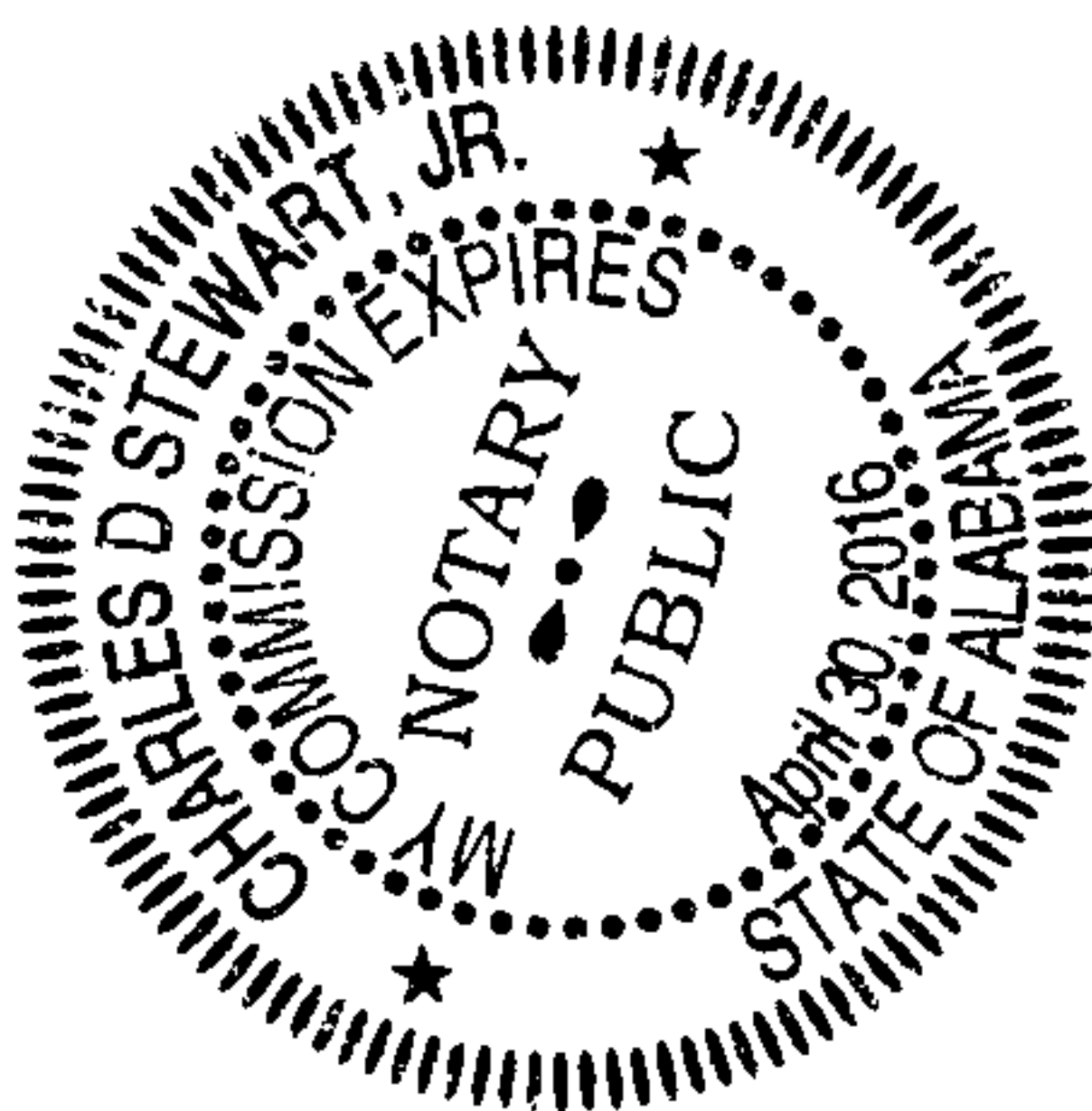
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of October, 2013.



PATRICIA G HAWKINS

SAMUEL M HAWKINS


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICIA G HAWKINS and SAMUEL M HAWKINS, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2013..




Notary Public
Print Name: Charles D Stewart Jr
Commission Expires: 4-30-16


20131107000440110 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
11/07/2013 12:57:12 PM FILED/CERT