


**This instrument prepared by:**  
Christa C. Ketchum  
Attorney at Law  
TitleSouth Closing Center  
1220 Alford Avenue  
Birmingham, AL 35226

**SEND TAX NOTICE TO:**  
Gary Allen Hawkins, Jr.  
5448 Palomino Trail  
Birmingham, AL 35242

**WARRANTY DEED**

  
20131202000467280 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/02/2013 03:13:57 PM FILED/CERT

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Deborah Michelle Emanuel as Personal Representative of the Estate of Mooneen C. Emanuel, Probate Case No. PR-2013-000722, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Gary Allen Hawkins, Jr., (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1, Block 2, according to the Cherokee Hills Subdivision, as shown by map recorded in Map Book 5, Page 3, in the Probate Office of Shelby County, Alabama, 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.

Two Hundred Ninety-One Thousand Eight Hundred Forty And No/100 Dollars (\$291,840.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Mooneen C. Emanuel, Grantee in Book 157 at Page 117 died on or around September 3, 2013.

**TO HAVE AND TO HOLD** unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, 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; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Deborah Michelle Emanuel of Estate of Mooneen C. Emanuel on November 27, 2013.

**Estate of Mooneen C. Emanuel**

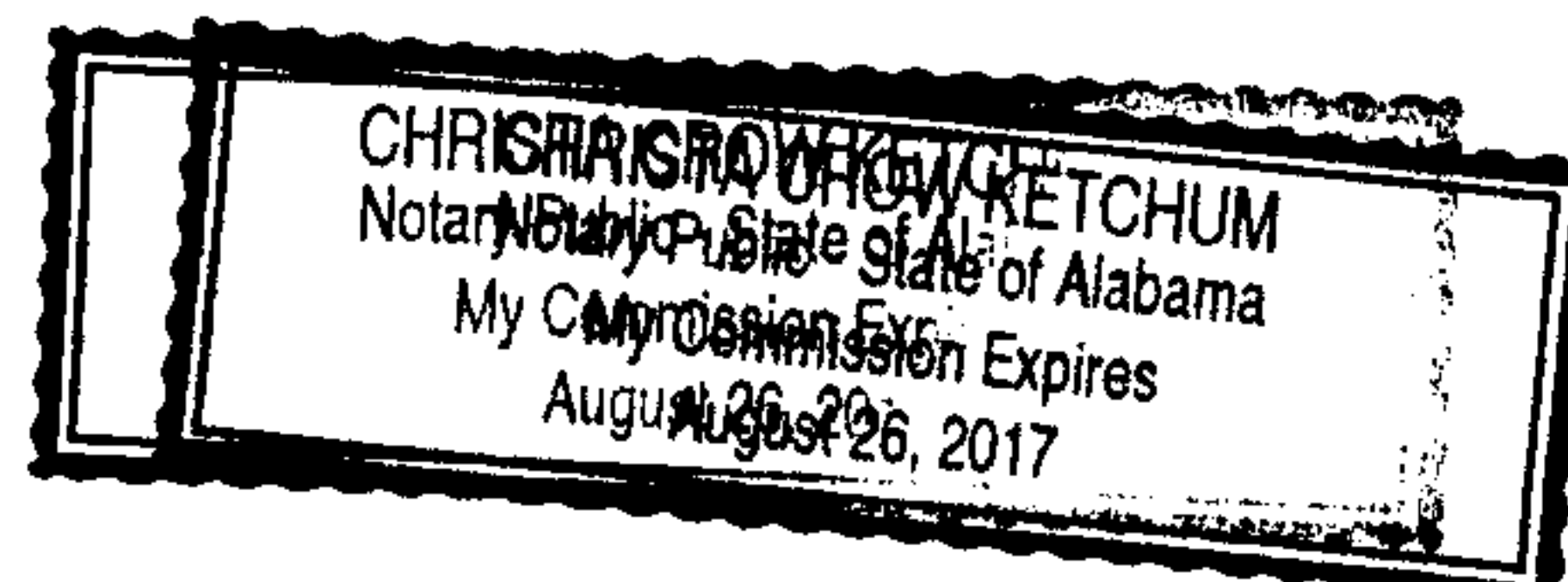
**BY:** Deborah Michelle Emanuel  
**Deborah Michelle Emanuel**  
**Personal Representative**

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Deborah Michelle Emanuel, whose name as Personal Representative for the Estate of Mooneen C. Emanuel, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 27th day of November, 2013.

Christa Crow Ketchum  
Notary Public



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

Grantor's Name Estate of Mooneen C. Emanuel

Grantee's Name Gary Allen Hawkins, Jr.

Mailing Address 5448 Palomino Trail  
Birmingham, AL 35242

Mailing Address 905 Cove Circle  
Birmingham, AL 35244

Property Address 5448 Palomino Trail  
Birmingham, AL 35242

Date of Sale November 27, 2013

Total Purchase Price \$285,000.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Estate of Mooneen C. Emanuel, 5448 Palomino Trail, Birmingham, AL 35242.

Grantee's name and mailing address - Gary Allen Hawkins, Jr., 905 Cove Circle, Birmingham, AL 35244.

Property address - 5448 Palomino Trail, Birmingham, AL 35242

Date of Sale - November 27, 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 will 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: November 27, 2013

Christa C. Ketchum

Sign

  
Agent

