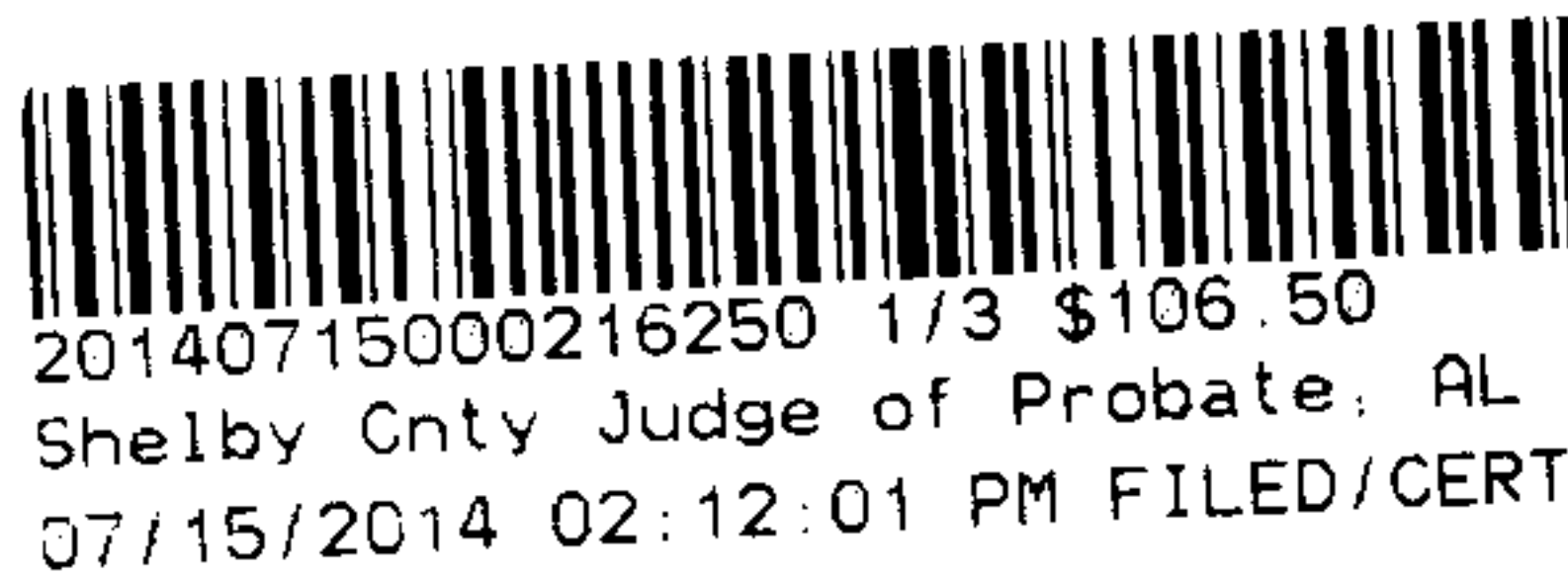


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

William Hawkins
455 Simsville Road
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY SIX THOUSAND FORTY FIVE DOLLARS AND NO/00 DOLLARS (\$86,045.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **WILLIAM HAWKINS, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **WILLIAM HAWKINS and ANGELA BILLUPS** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving grantee in Deed Book 161, Page 56 and Deed Book 180, Page 238. The other grantee, Louise Marie Hawkins is deceased having died on November 5, 2012.

William Howard Hawkins and William Hawkins, Sr., are one in the same person

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

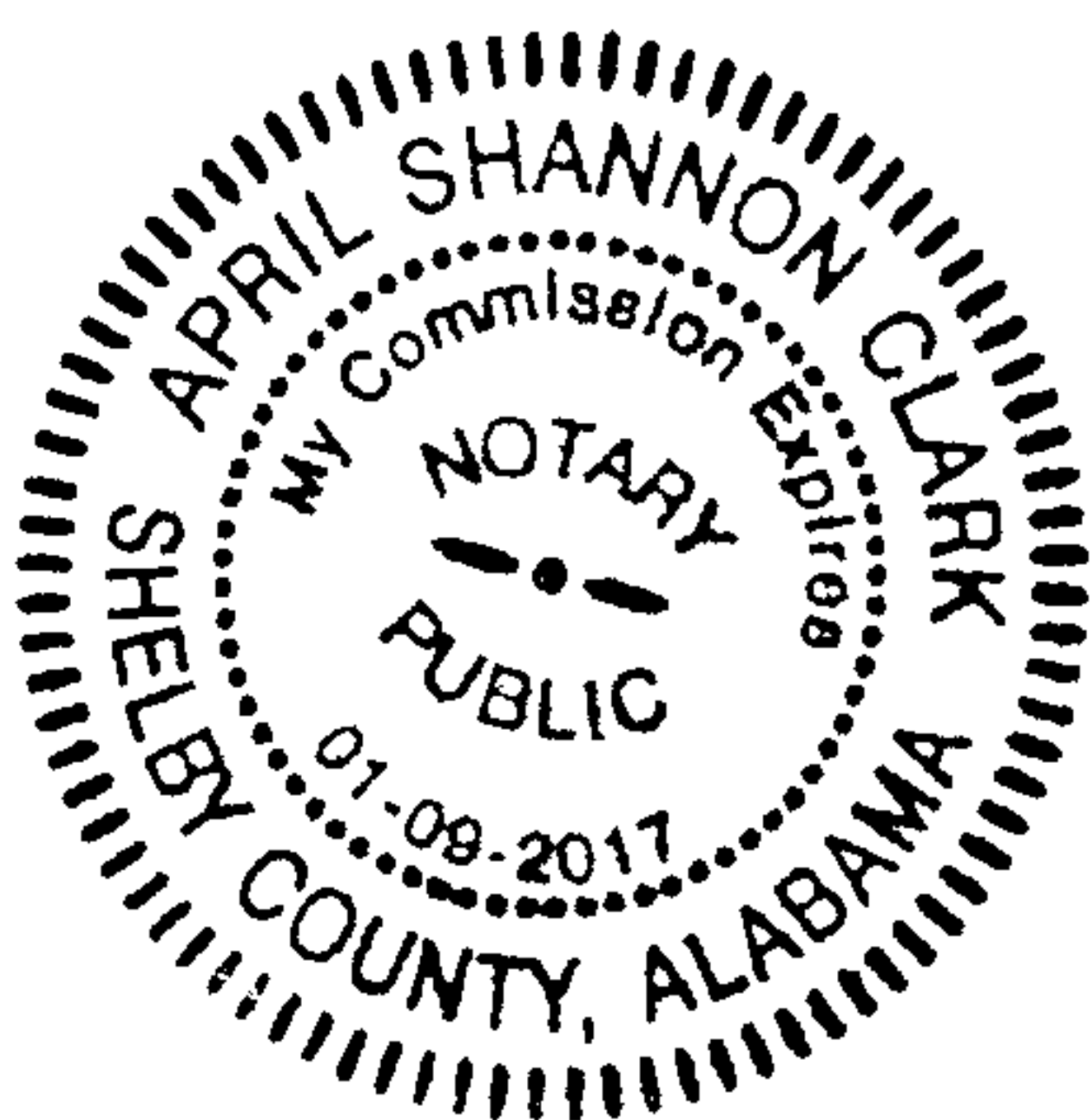
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of June, 2014.

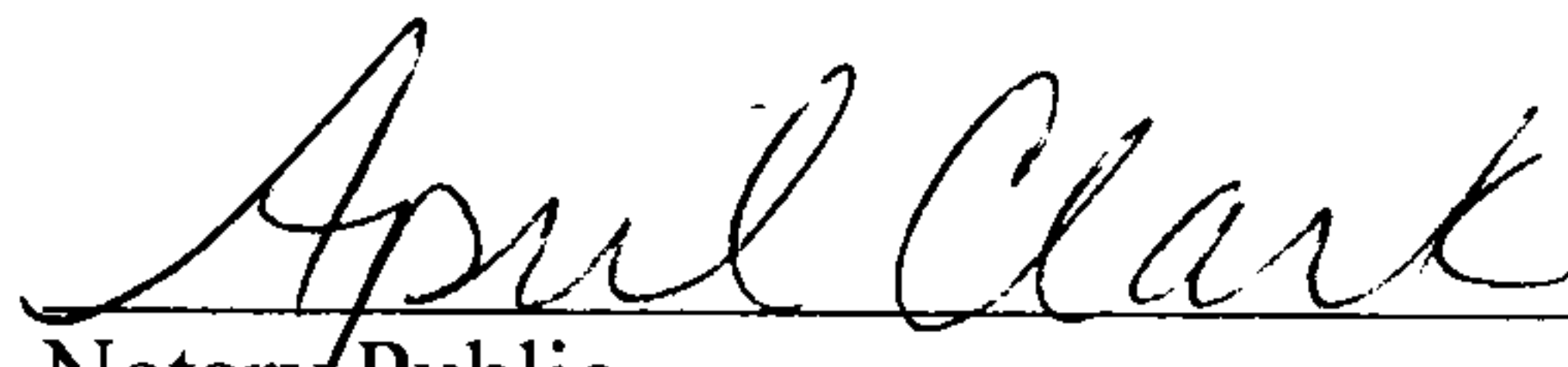

WILLIAM HAWKINS, SR

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **WILLIAM HAWKINS**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2014.




Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 07/15/2014
State of Alabama
Deed Tax: \$86.50


Exhibit A
Legal Description

PARCEL 1:

Parcel 9 as described in the deed recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 145, at Page 348, viz: Commence at the N.E. corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22 South, Range 2 West; thence run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 362.94 feet; thence turn 90 degrees 10 minutes 40 seconds right and run westerly 99.47 feet for a point of beginning; thence continue along last described course 100.0 feet; thence turn 90 degrees left and run southerly 300.0; thence turn 90 degrees left and run easterly 100.0 feet; thence turn 90 degrees left and run northerly 300.0 feet to the point of beginning.

PARCEL 2:

A portion of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, described as follows: Begin at the Southeast corner of said forty; thence South 88 degrees 30' West 588.9 feet to an iron pipe on the Western right of way line of what is known as the Harpersville Road; thence an angle of 99 degrees 50' to the right 75 feet to the point of beginning of the lot herein conveyed; thence 99 degrees 50' to the left 156 feet; thence 124 degrees to the right 210 feet; thence 56 degrees to the right 156 feet to the West right of way line of said Harpersville Road; thence along the West right of way line of said road 124 degrees to the right 210 feet to the point of beginning . Containg .624 acres, more or less. Except public road rights of way.


20140715000216250 2/3 \$106.50
Shelby Cnty Judge of Probate, AL
07/15/2014 02:12:01 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

Mailing Address

Property Address

Grantee's Name

Mailing Address

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

William Hawkins, Sr.
455 Simsville Road
Alabaster, AL 35007

Parcel 1
Parcel 2

William Hawkins, Sr.
Angela Billups
455 Simsville Road
Alabaster, AL 35007

6-25-14

86,045.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Sales Market Value

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 of 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 6-25-14

Print William Hawkins, Sr.

Unattested

AC
(verified by)

Sign William Hawkins
(Grantor/Grantee/Owner/Agent) circle one

20140715000216250 3/3 \$106.50
Shelby Cnty Judge of Probate, AL
07/15/2014 02:12:01 PM FILED/CERT

Form RT-1