

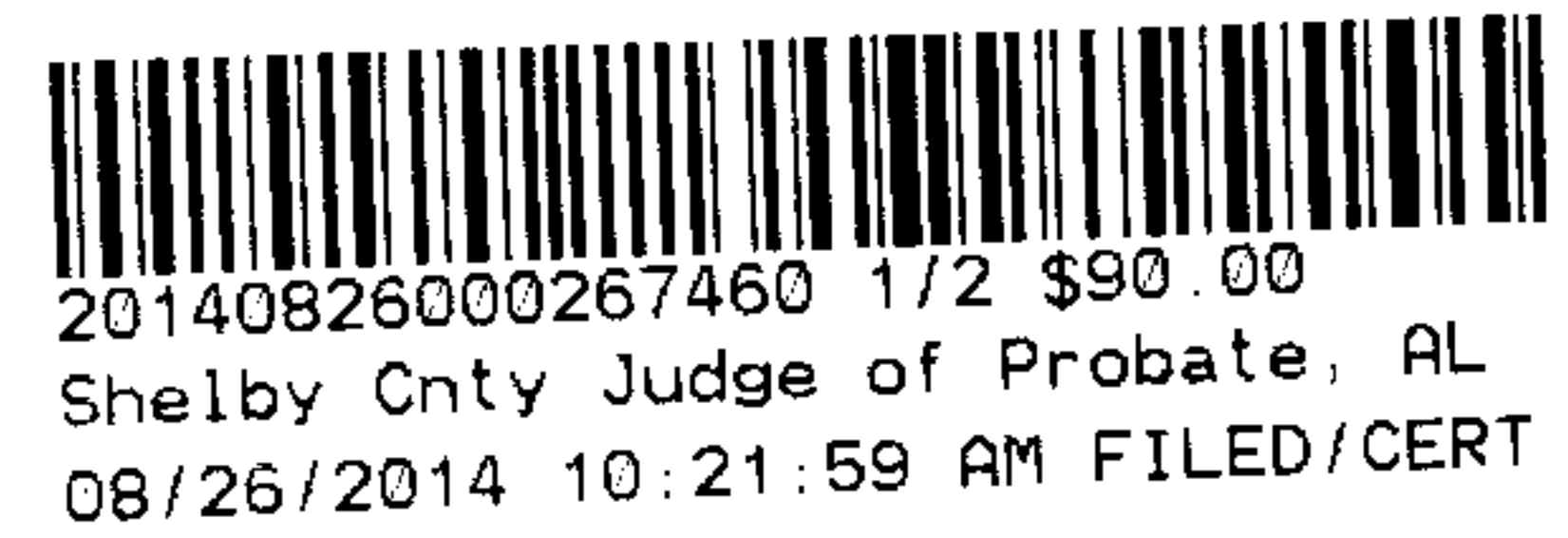
14-986

Send tax notice to: Sharon Adams, 18 Eddings Lane, Alabaster, Al. 35007

This instrument was prepared by Marcus L. Hunt, 2803 Greystone Commercial Blvd.,  
Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred forty-two thousand nine hundred fifty and no/100 (\$142,950.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Lindon Mark Hawkins and his wife Dina L. Hawkins whose mailing address is:**

**24 Robin St, Calera, al 35040**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Sharon Adams and Mary C. Vail whose mailing address is: 18 Eddings Lane, Alabaster, Al. 35007**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 18 Eddings Lane, Alabaster, Al. 35007 to-wit:

Lot 18, according to the Survey of Monte Tierra, 1st Addition, as recorded in Map Book 6, Page 93 in the Office of the Judge of Probate of Shelby County, Alabama.

.Subject to: All easements, restrictions and rights of way of record.

\$70,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 21<sup>st</sup> day of August, 2014.

Dina L. Hawkins (Seal)  
DINA L. HAWKINS

Lindon Mark Hawkins by and through his agent Dina L. Hawkins (Seal)  
LINDON MARK HAWKINSBY AND THROUGH HIS AGENT  
DINA L. HAWKINS

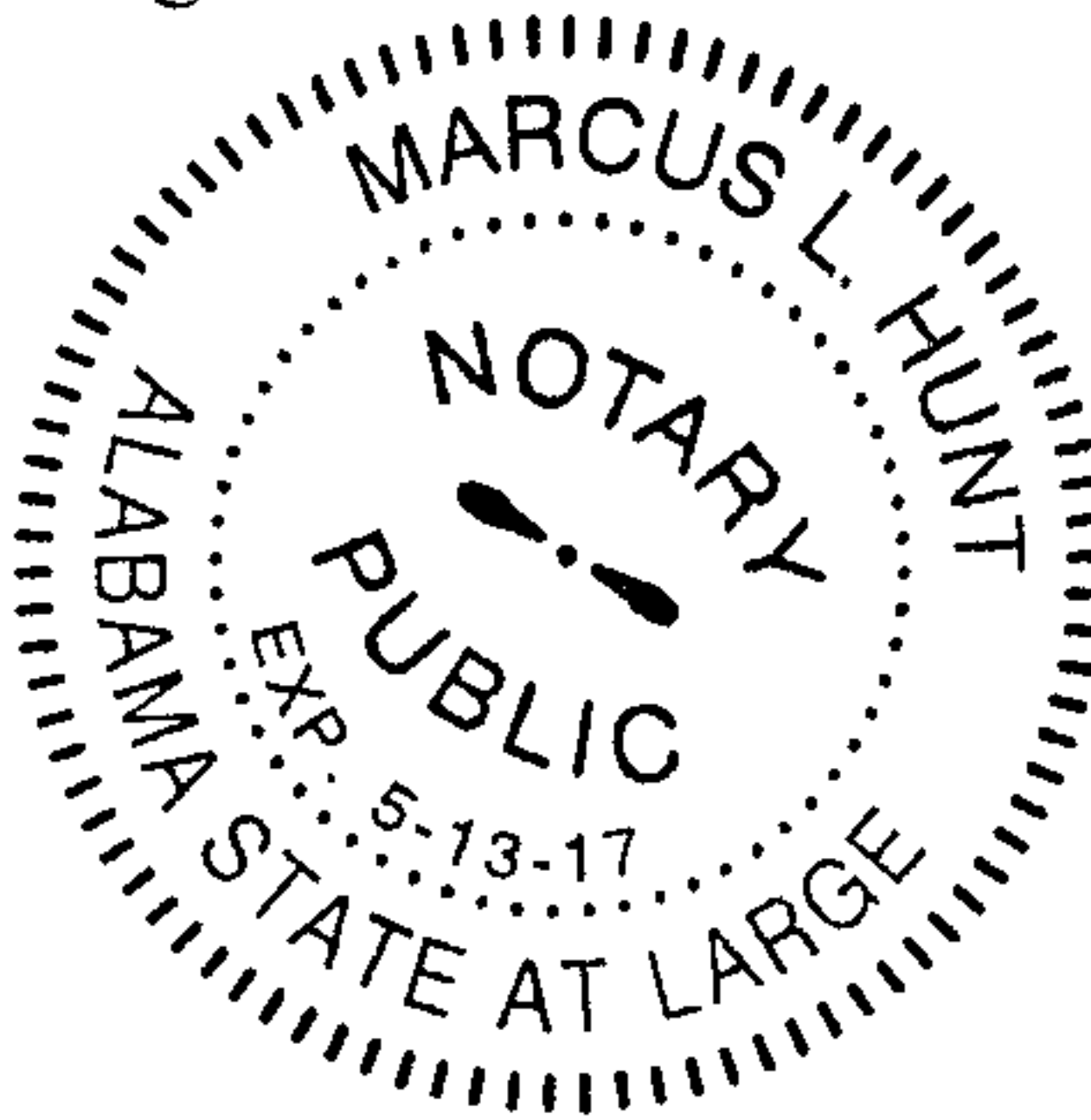
State of Alabama  
County of SHELBY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Dina L. Hawkins, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand this the 21<sup>st</sup> day of August, 2014.

[Signature]  
NOTARY PUBLIC

My commission expires: 5/13/17



State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Dina L. Hawkins under Specific Durable Power of Attorney for Lindon Mark Hawkins, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Specific Durable Power of Attorney for Lindon Mark Hawkins has executed the same voluntarily on the day the same bears date.

Given under my hand this the 21<sup>st</sup> day of August, 2014.

[Signature]  
NOTARY PUBLIC

My commission expires: 5/13/17



20140826000267460 2/2 \$90.00  
Shelby Cnty Judge of Probate, AL  
08/26/2014 10:21:59 AM FILED/CERT