

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: Timothy M. hawkes and Jun Mai Fan
353 Old Cahaba Trail
Helena, Alabama 35080

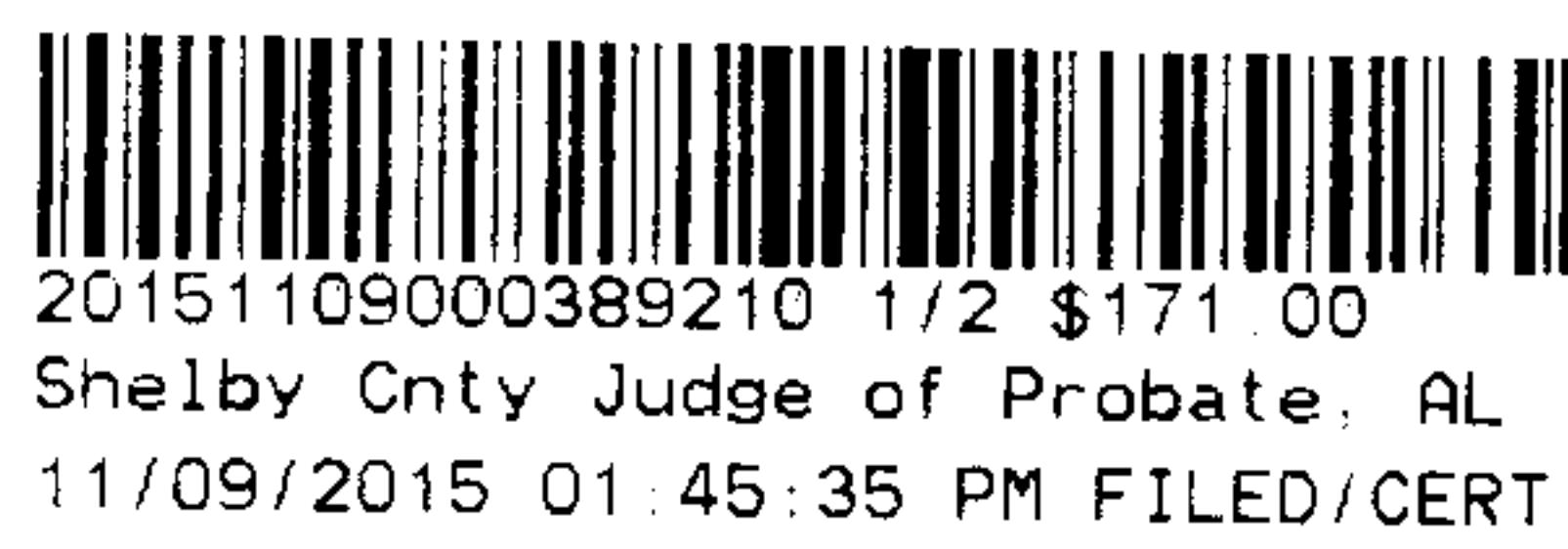
Presents:

THAT IN CONSIDERATION OF One Hundred Fifty Four Thousand and no/100 Dollars (\$154,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/l, **Adam B. Lansdon and wife, Angela Lansdon** (herein referred to as grantor(s)) do grant, bargain, sell and convey unto **Timothy M. Hawkes and Jun Mai Fan** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 714, according to the Survey of Old Cahaba Cedar Crest Sector, as recorded in Map book 24, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.



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, 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 26th day of October, 2015.

Shelby County, AL 11/09/2015
State of Alabama
Deed Tax: \$154.00

Adam B. Lansdon

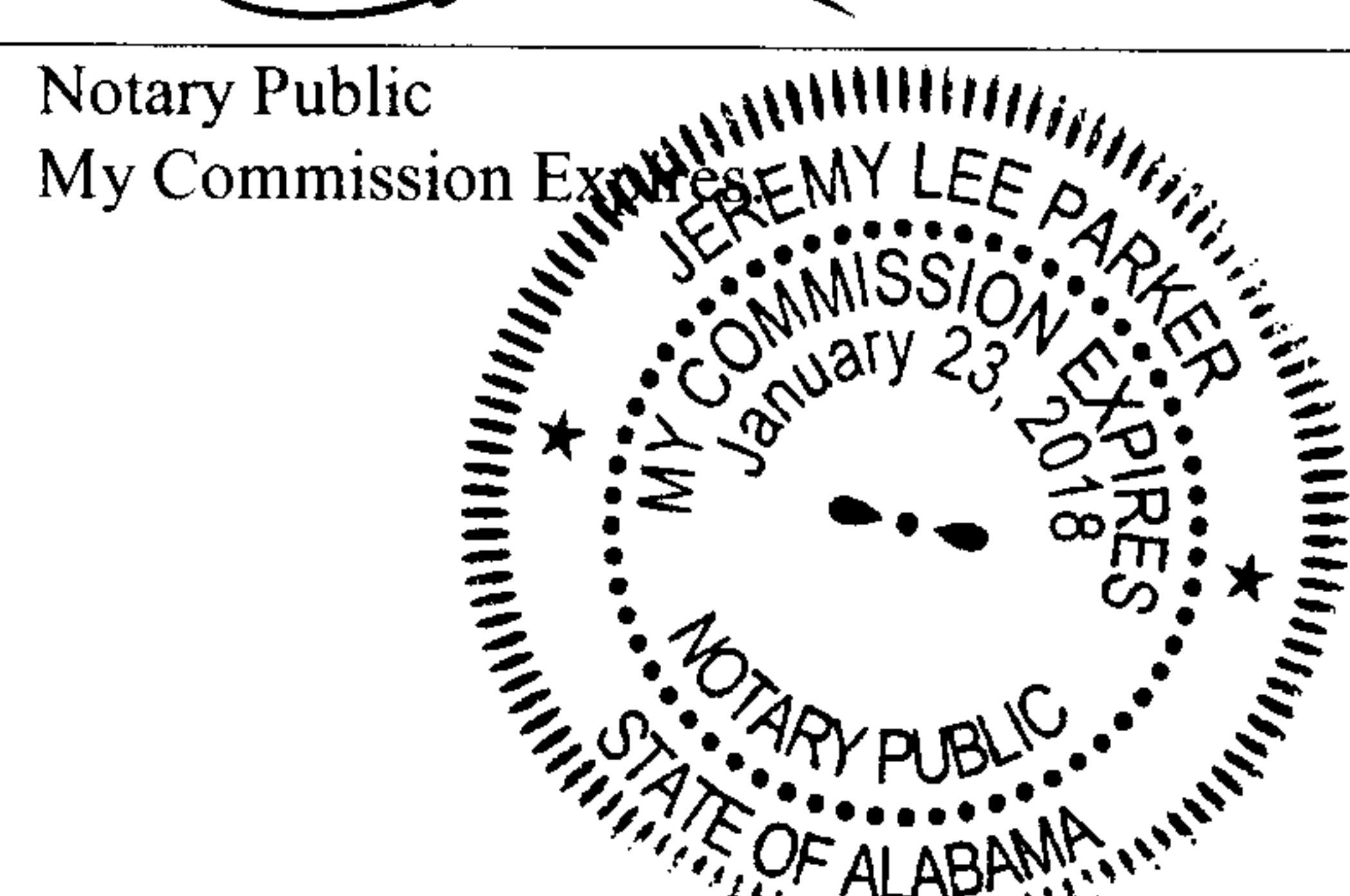
Angela Lansdon

STATE OF Alabama
County of Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Adam B. Lansdon and Angela Lansdon whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 and official seal, this the 26th day of October, 2015.

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Notary Public
My Commission Expires



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Adam B. Lansdon and
Angela Lansdon
Mailing Address 353 Old Cahaba Trail
Helena, Alabama 35080

Grantee's Name Timothy M. Hawkes and
Jun Mai Fan
Mailing Address 353 Old Cahaba Trail
Helena, Alabama 35080

Property Address 353 Old Cahaba Trail
Helena, AL 35080

Date of Sale October 26, 2015
Total Purchase Price \$154,000.00
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 - 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 or the assessor's current market value.

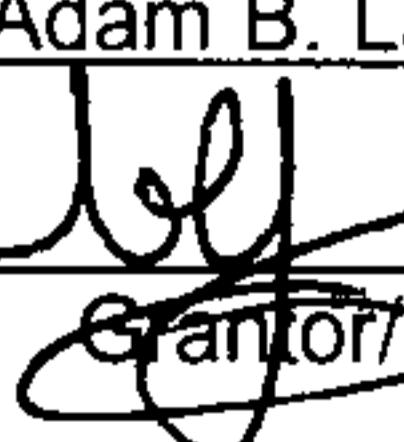
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 October 26, 2015

Print: Adam B. Lansdon

Unattested

Sign: 

(verified by)

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



20151109000389210 2/2 \$171.00
Shelby Cnty Judge of Probate, AL
11/09/2015 01:45:35 PM FILED/CERT