

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Brian W. Bierman  
3653 Crossings Crest  
Hoover, Alabama 35242

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Three Hundred Twenty Six Thousand Five Hundred and 00/100 Dollars (\$326,500.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**John Scott Hawkins, as Trustee of the Marital Supplemental Needs Trust FBO Dorothy A. Hawkins  
under the Will of Joe David Hawkins**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Brian W. Bierman and Twila S. Bierman**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 45, according to the Survey of Phase Two Caldwell Crossings 2nd Sector, as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama.**

Subject to:       (1)     2017 ad valorem taxes not yet due and payable;  
                      (2)     all mineral and mining rights not owned by the Grantor; and  
                      (3)     all easements, rights-of-way, restrictions, covenants and  
                                  encumbrances of record.


TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

20170404000114060 04/04/2017 02:35:29 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this  
22 day of March, 2017.

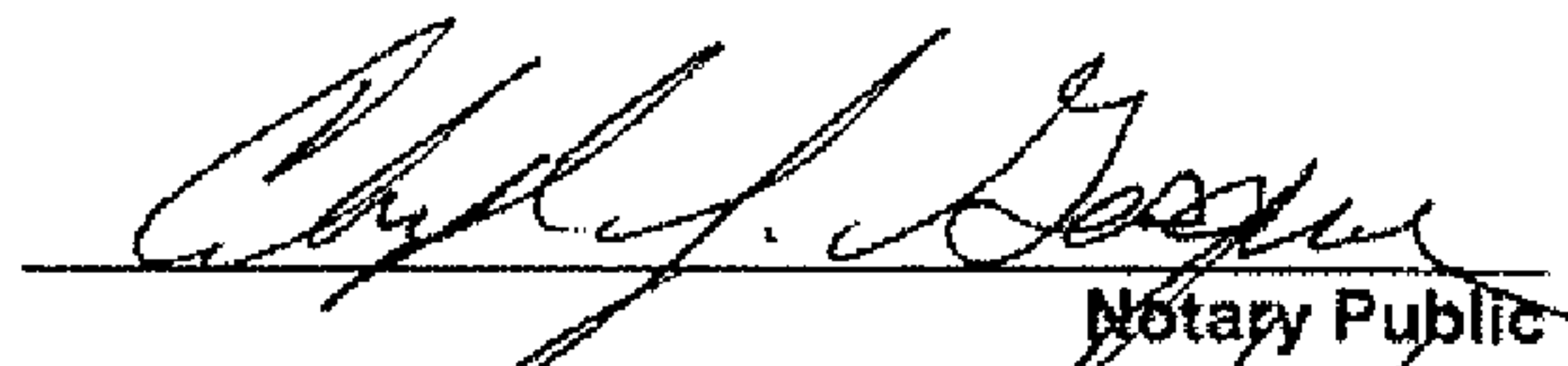
Marital Supplemental Needs Trust FBO Dorothy A. Hawkins  
under the Will of Joe David Hawkins

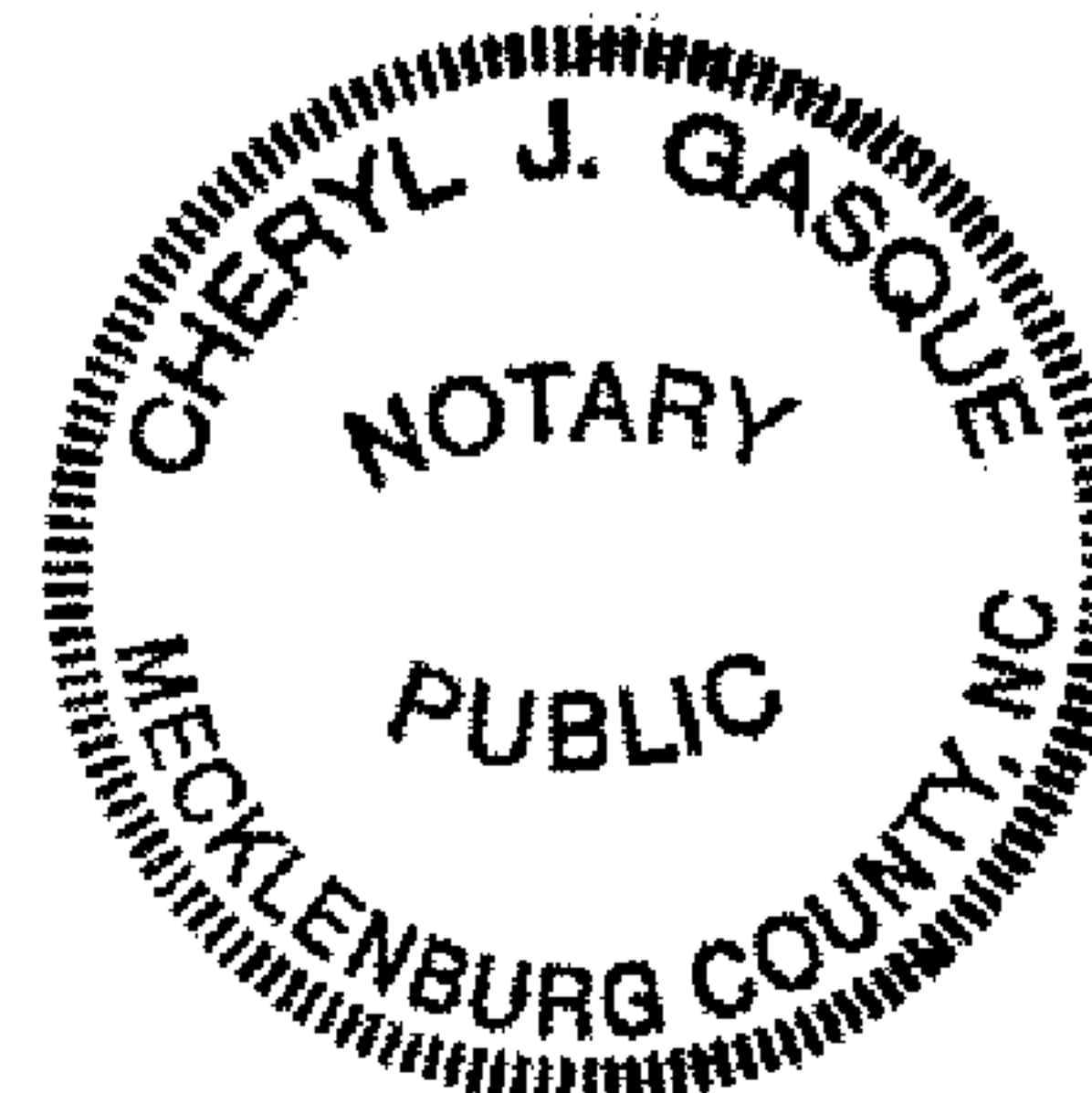
 (Seal)  
BY: John Scott Hawkins  
ITS: Trustee

STATE OF NORTH CAROLINA  
MECKLENBURG COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that  
**John Scott Hawkins as Trustee of the Marital Supplemental Needs Trust FBO Dorothy A. Hawkins  
under the Will of Joe David 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 and with full authority as such **Trustee**, he executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this 22 day of March, 2017.

  
Notary Public  
My Commission Expires: 4/11/2021



**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Marital Supplemental Needs Trust FBO Dorothy A. Hawkins**Mailing Address: **3653 Crossings Crest**Date of Sale: **March 24th, 2017****Hoover, Alabama, 35242**Total Purchase Price: **\$326,500.00**

Or

Property Address: **3653 Crossings Crest****Hoover, Alabama, 35242**

Actual Value: \$ \_\_\_\_\_

Or

Grantee Name: **Brian W. Bierman**

Assessor's Market Value:

\$ \_\_\_\_\_

Grantee Name: **Twila S. Bierman**Mailing Address: **2936 Port Rose Lane****League City, TX, 77573**

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 Section 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 Section 40-22-1 (h).

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Unattested \_\_\_\_\_

Sign: \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/04/2017 02:35:29 PM  
 S347.50 CHERRY  
 20170404000114060

A handwritten signature in black ink, appearing to read "David C. Gordon".