

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Josephine Prado
3011 O'Connor Ct.
Helena, AL 35080
20170614000209390
06/14/2017 08:44:52 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of \$134,900.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Amanda Hawkins and Michael Hawkins a married couple (the "Grantor", whether one or more), whose mailing address is 3052 Bowron Rd Helena AL 35080, do hereby grant, bargain, sell, and convey unto Josephine Gilchrist Prado (the "Grantee", whether one or more), whose mailing address is 3011 O'Connor Ct. Helena, AL 35080, the following-described real estate situated in Shelby County, Alabama, the address of which is 3011 O Connor Court N, Helena, AL 35080; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$128,155.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Amanda Hawkins and Michael Hawkins a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 12th day of June, 2017.

Amanda Hawkins
Amanda Hawkins
Michael Hawkins
Michael Hawkins

State of Alabama
~~Shelby~~ County Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Amanda Hawkins and Michael Hawkins, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 12th day of June, 2017.

[Signature]
Notary Public
Commission Expires:

MY COMMISSION EXPIRES
JUNE 17, 2017

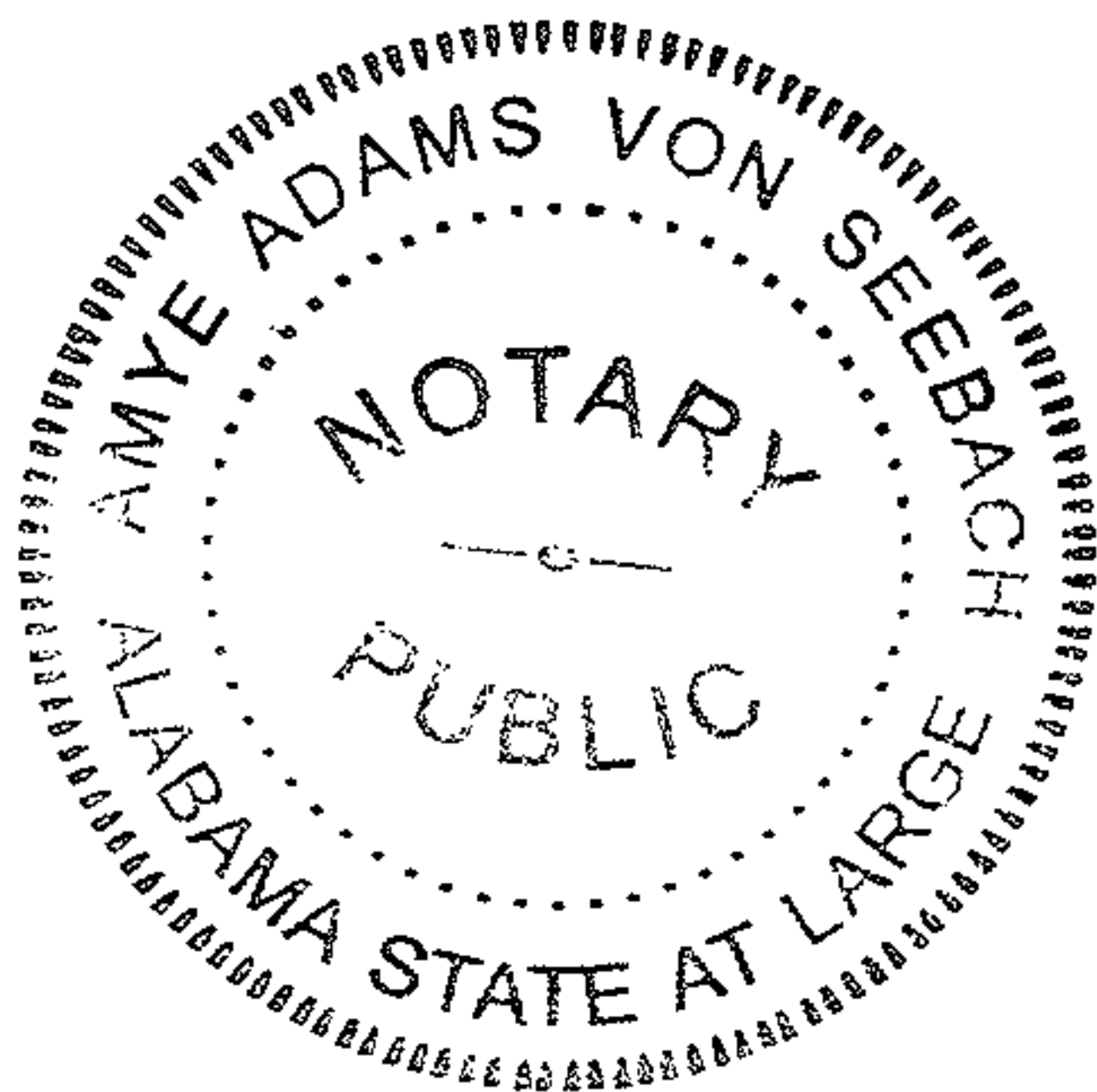


EXHIBIT "A"
Legal Description

Lot 82, according to the Survey of Braelinn Village, Phase 4, Resubdivision of Lots 82 through 84, as recorded in Map Book 14, Page 37, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Beginning at the most easterly comer of said Lot 82, which is a common corner with Lot 83 of said Resubdivision, and also being on the West right of way line of O'Conner Court, run North 57 degrees 07' 13" West along the common line between said Lots 82 and 83 for a distance of 80.00 feet; thence turn and angle to the left of 39 degrees 25' 01" and run in a Southwesterly direction for a distance of 87.57 feet to an existing iron pin, being a common comer of said Lot 82 and 83; thence turn an angle to the left of 161 degrees 33' and run in a Southeasterly direction for a distance of 70 50 feet to an existing iron pin; thence turn an angle to the right of 7 degrees 28' 51" and run in a Southeasterly direction for a distance of 60.36 feet to an existing iron pin; thence turn an angle to the left of 21 degrees 58' 20" and in a Southeasterly direction for a distance of 28.75 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/14/2017 08:44:52 AM
\$25.00 CHERRY
20170614000209390

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.