

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-17-24088

Send Tax Notice To: Lisa G. Walters  
1551 Highway 56  
Wilsonville, AL 35186

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seven Thousand Three Hundred Fifty Five Dollars and No Cents (\$107,355.00)**, 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, **Lisa G. Walters Hawkins and Welton Randall Hawkins** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lisa Gayle Hawkins and Welton Randall Hawkins** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

*\*Wife + Husband*

Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**Lisa G. Walters Hawkins and Lisa G. Walters are one in the same person**

**\$213,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of September, 2017.

*Lisa G. Walters Hawkins*  
Lisa G. Walters Hawkins 9/25/17

*Welton Randall Hawkins* 9/25/17  
Welton Randall Hawkins

State of Alabama

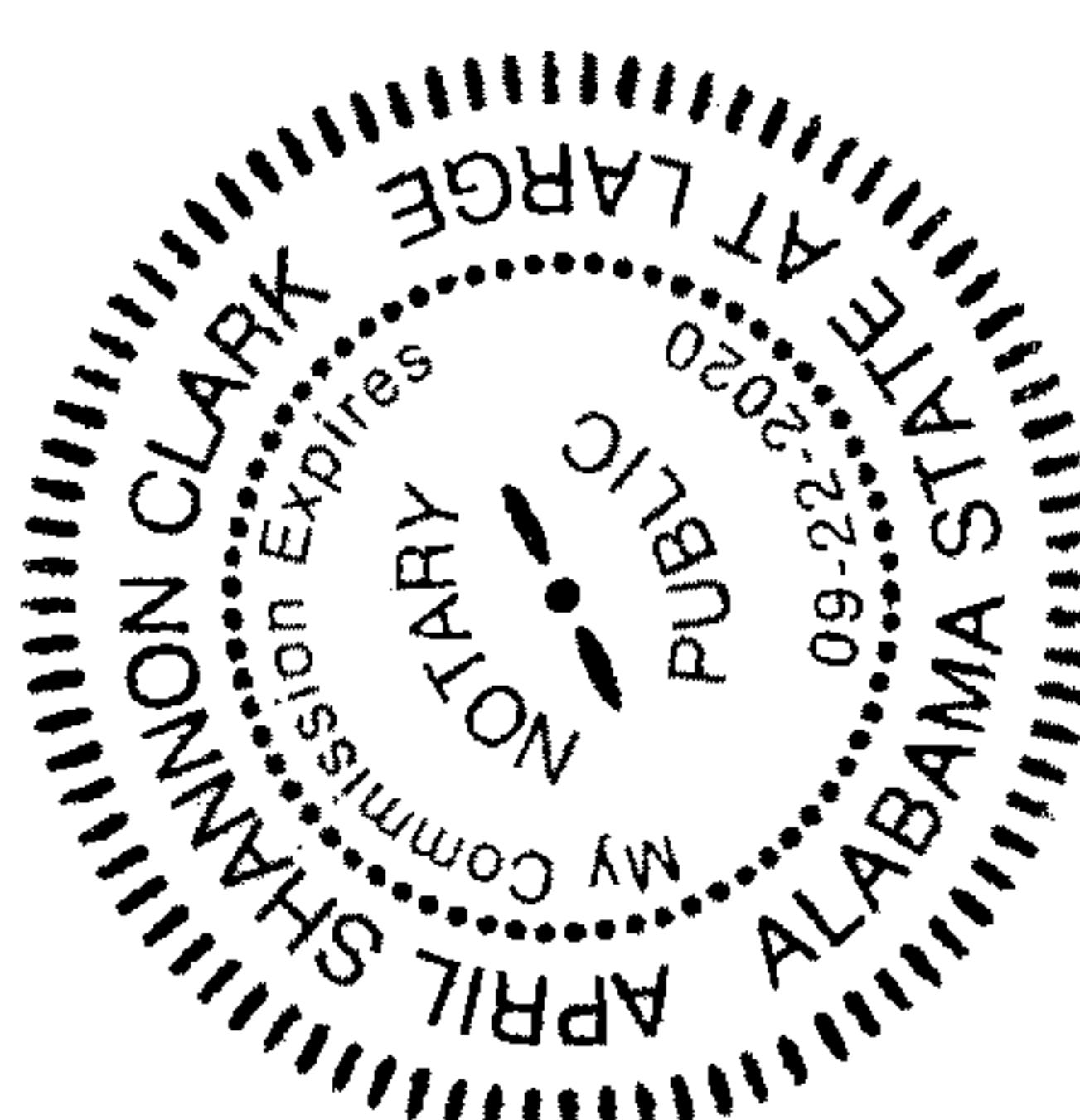
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Lisa G. Walters Hawkins and Welton Randall Hawkins, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2017.

*April Clark*  
Notary Public, State of Alabama  
April Clark  
My Commission Expires: September 22, 2020

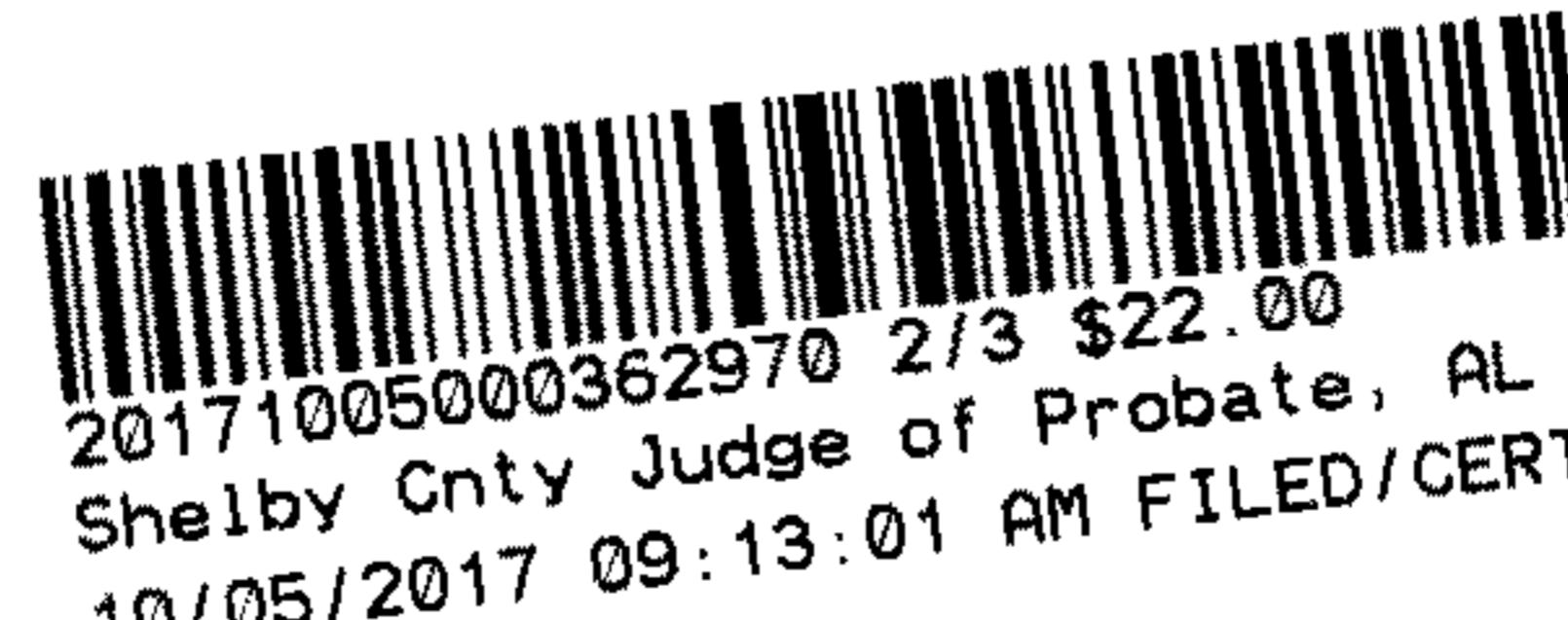
20171005000362970 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/05/2017 09:13:01 AM FILED/CERT



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 27, Township 20 South, Range 1 East, being a part of the same land described in a deed to James H. and Lisa G. Walters, recorded in Instrument #2005-52943, of the Real Property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 27; thence North 00 degrees 18 minutes 42 seconds West along the West line of said Sixteenth Section, a distance of 48.68 feet to a fence corner, on the North line of a prescriptive use easement for County Highway #56; thence North 88 degrees 15 minutes 21 seconds East along said easement, a distance of 477.36 feet to the point of beginning; thence North 88 degrees 15 minutes 21 seconds East, along said easement, a distance of 90.74 feet to a point; thence along a curve, to the left, having a chord bearing of North 87 degrees 30 minutes 26 seconds East and a radius of 7978.86 feet, an arc length of 206.41 feet to a point; thence North 86 degrees 45 minutes 31 seconds East, along said easement, a distance of 389.56 feet to a point; thence along a curve to the right, having a chord bearing of South 58 degrees 37 minutes 58 seconds East and a radius of 168.93 feet, an arc length of 204.08 feet, to a point on the East line of said Sixteenth Section, that is North 00 degrees 13 minutes 49 seconds West, a distance of 2.81 feet from the Southeast corner; thence North 00 degrees 13 minutes 49 seconds West, along the East line of said Sixteenth Section, a distance of 56.36 feet, to an existing fence; thence North 27 degrees 44 minutes 09 seconds West, along an existing fence, a distance of 813.42 feet to a fence corner; thence South 87 degrees 59 minutes 17 seconds West, across a pond, a distance of 642.13 feet, to a point in a fence; thence South 30 degrees 56 minutes 57 seconds East, a distance of 307.76 feet to a point; thence South 01 degrees 25 minutes 35 seconds East, a distance of 423.93 feet to the point of beginning.



# Real Estate Sales Validation Form

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

Grantor's Name

Lisa G. Walters Hawkins  
1551 Hwy 56  
Wilsonville, AL 35186

Mailing Address

Grantee's Name

Lisa Gayle Hawkins  
1551 Hwy 56  
Wilsonville, AL 35186

Property Address

1551 Hwy 56  
Wilsonville, AL 35186

Date of Sale

September 25, 2017

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 107,355.00

20171005000362970 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/05/2017 09:13:01 AM FILED/CERT

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

Assessor's 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 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

Print

Mike T. Atchison

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)