

WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I , **Shawn Robert Hernandez**, a single man, and the undersigned Grantor, do grant, bargain, sell and convey all of our interest, to **George Dawson and Diane Dawson as Joint Tenants with Right of Survivorship**, the Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

A part of Lot No. 2 in Block No. 2 described as follows: Beginning at the NE corner of said lot running West on Said lot line 100 feet parallel with Helena Road, thence South on said lot line 200 feet, thence East parallel with Helena Road 100 feet, thence North on said lot line 200 feet to the point of beginning. In Nickerson's Survey of Alabaster on Helena Road as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama LESS AND EXCEPT that portion lying within 1st Avenue West as currently located.

Prior Deed Reference: Instrument No. 20031105000736720

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, executors,
administrators and assigns in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

11th day of August, 2018.



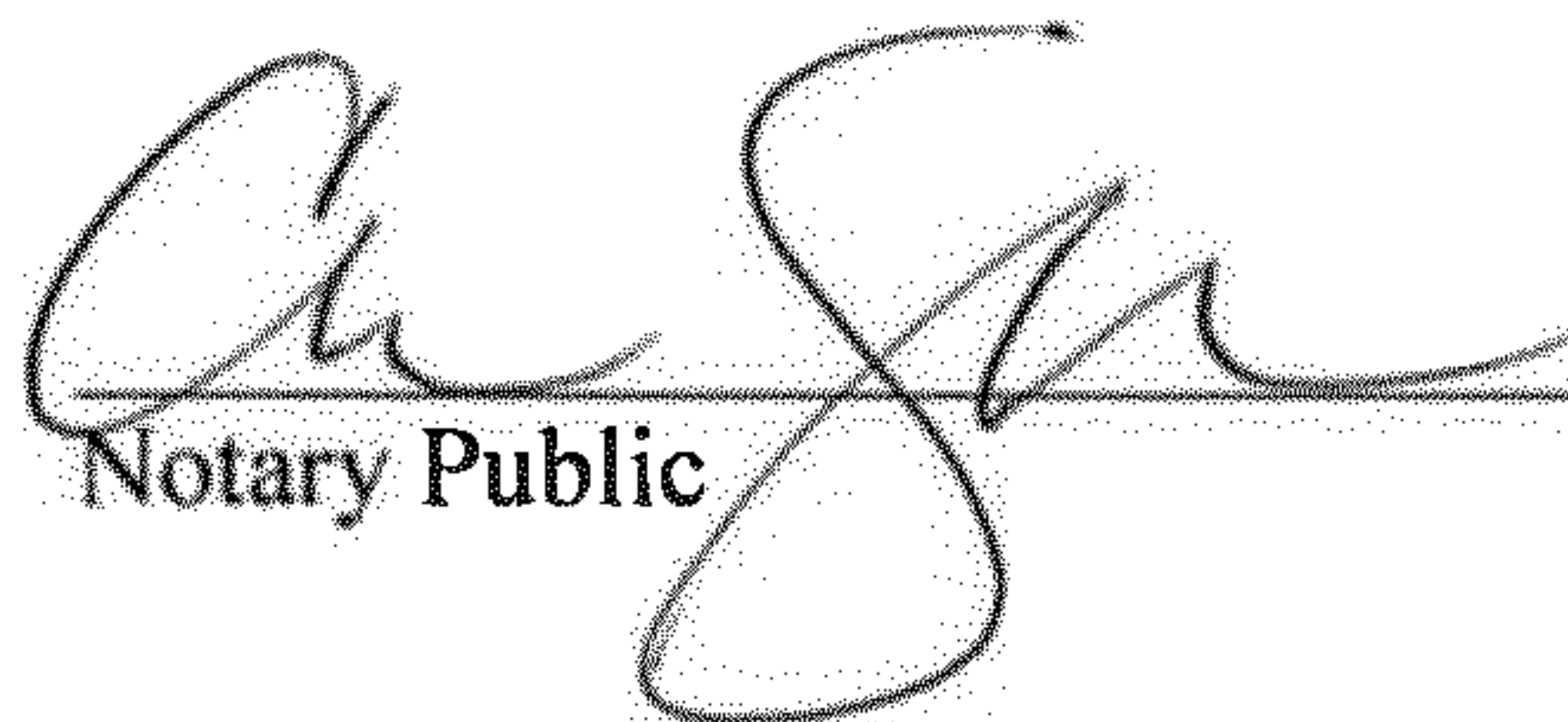
SHAWN ROBERT HERNANDEZ (SEAL)

STATE OF ALABAMA

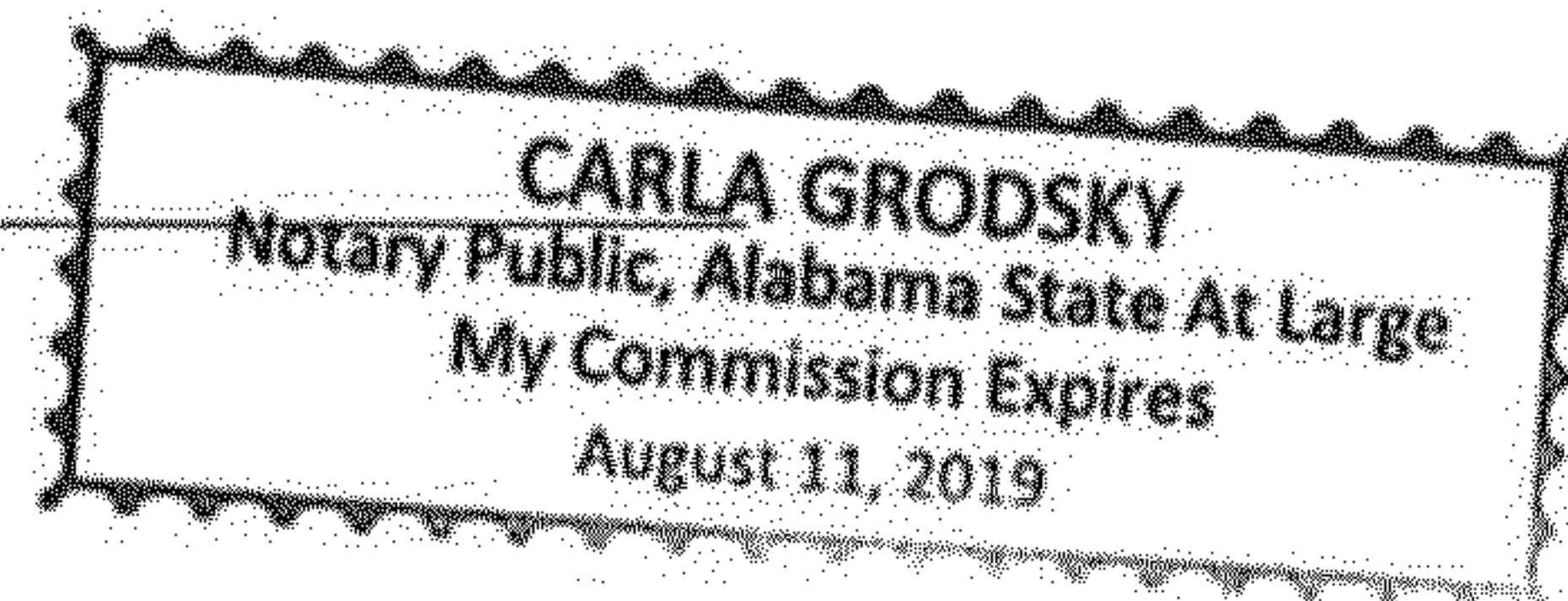
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in
said State, do hereby certify that **SHAWN ROBERT HERNANDEZ**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of August,
2018.



Notary Public



Grantors Address:
Shawn Robert Hernandez
725 1st Avenue West
Alabaster, Alabama 35007

Grantees Address:
George and Diane Dawson
1045 6th Court S W
Alabaster, Alabama 35007

This Instrument was Prepared by:
Bradford & Holliman, LLC
Melanie B. Bradford
2491 Pelham Parkway
Pelham, AL 35768
Phone: (205) 663-0281
Fax: (256) 259-3302

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Shawn Robert Hernandez
 Mailing Address 725 1st Avenue W
Alabaster, AL 35007

Grantee's Name George and Diana Dawson
 Mailing Address 725 1st Avenue W
Alabaster, AL 35007

Property Address 725 1st Avenue W
Alabaster, AL 35007

Date of Sale August 11, 2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 74,300

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 Tax Assessor

☐ 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 8/16/2018

Print Melanie B. Holliman (AS)

Unattested

Sign Melanie B. Holliman (AS)

(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
 08/22/2018 09:45:09 AM
 \$95.50 CHERRY
 20180822000300520

Print Form

Form RT-1