

This instrument prepared by:
Law Offices of Thomas J. Skinner, IV, LLC
2164 11th Avenue South
Birmingham, Alabama 35205

Send tax notice to:
Patricia G. Hawes-Hipps
3013 Chelsea Park Ridge
Chelsea, Alabama 35043

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the undersigned Grantor **Patricia G. Hawes-Hipps**, an unmarried woman, in hand paid by Grantees **Patricia G. Hawes-Hipps** for and during her her life and then upon her death to **Evelyn Hawes Graham**, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell, and convey unto said Grantees, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-88 according to the Map and Survey of Chelsea Par 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2008 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 34 page 147 A & B and Instrument No. 20041014000566950 and Instrument No. 20050425000195430 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

This property and this deed is also subject to that certain mortgage between Patricia G. Hawes-Hipps as mortgagor and USAA Federal Savings Bank as mortgagee dated August 20, 2008, and recorded on August 21, 2008, at instrument number 20080821000337570 in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE: It is the express intention in this instrument of the grantor Patricia G. Hawes-Hipps to convey a life estate to herself with the remainder interest being conveyed upon the grantor's death to her daughter Evelyn Hawes Graham.

This instrument is prepared based on information provided by the Grantor. The attorney drafting this instrument has made no search or examination of the title records concerning the above-referenced property, and makes no representation, expressed or implied, concerning the nature, quality or status of the title herein conveyed.

TO HAVE AND TO HOLD unto Grantee, his respective heirs and assigns forever.

Grantor does for herself, her respective successors and assigns, covenant with Grantees, their respective heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free

from all encumbrances except as set forth hereinabove; that she has a good right to sell and convey the same as aforesaid; and that she will, and her respective successors and assigns shall warrant and defend the same to Grantees, their respective heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set her hands and seals on or as of the 27 day August, 2018.

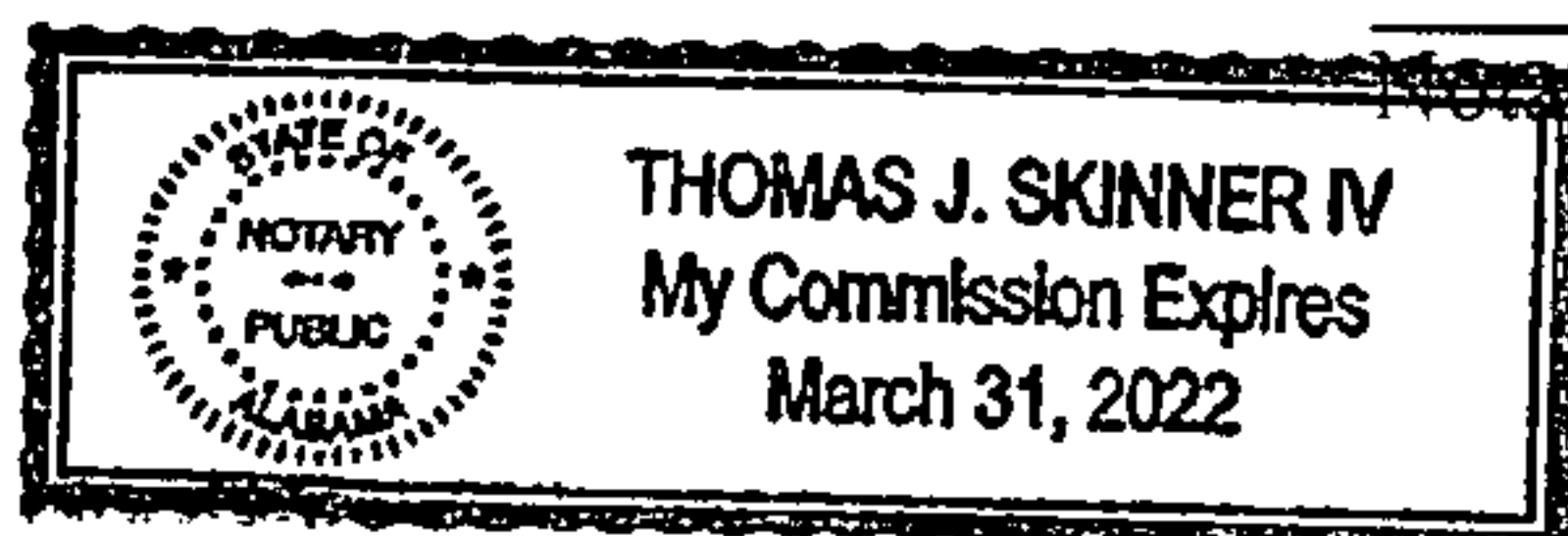

Patricia G. Hawes-Hipps
Grantor

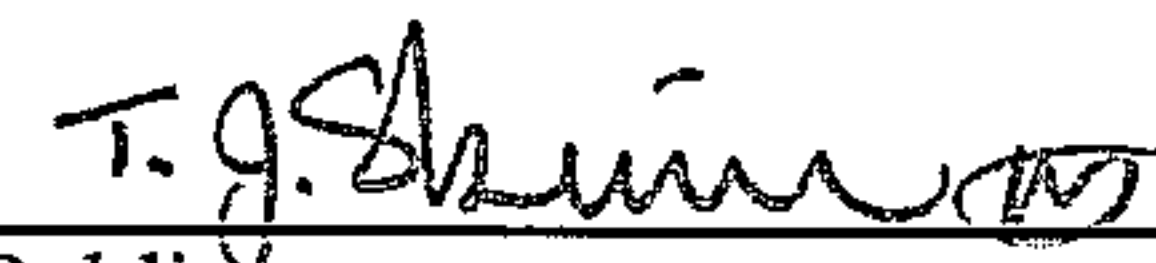
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, for and in said County and in said State, do hereby certify that Patricia G. Hawes-Hipps, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date. Given under my hand and seal of this office this 27 day of AUGUST, 2018.

[SEAL]

My commission expires:





Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Patricia G. Hawes Higgs Grantee's Name Patricia G. Hawes Higgs
 Mailing Address 3013 Chelsea Park Ridge Mailing Address 3013 Chelsea Park Ridge
Chelsea, AL 35043 Chelsea, AL 35043

Property Address 3013 Chelsea Park Ridge Date of Sale 8/27/2018
Chelsea, AL Total Purchase Price \$
35043 or
 Actual Value \$
 or
 Assessor's Market Value \$ \$230,500⁰⁰

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage ☒ Closing Statement
☐ Bill of Sale ☒ Other
☐ Sales Contract

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 8/27/2018

Print Thomas J. Skinner IV Esq.

Sign T. J. Skinner
 (Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/27/2018 01:59:48 PM
 S251.50 CHERRY
 20180827000307220

Allen S. Bayl