

STATE OF ALABAMA

COUNTY OF SHELBY

20181130000419900

11/30/2018 01:39:45 PM

DEEDS 1/2

GRANTEE MAILING ADDRESS:

8447 Camden Court
Broadview Heights, OH 44147

PROPERTY ADDRESS:

2600 Buckboard Road
Birmingham, AL 35244

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND TWO HUNDRED SIXTY NINE AND 00/100 Dollars (\$177,269.00) and other good and valuable consideration to the Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KEVIN L. HAWKINS and CAROLYN J. HAWKINS, a married couple** (herein referred to as "Grantors"), with a mailing address of 2600 Buckboard Road, Birmingham, Alabama 35244, do by these presents grant, bargain, sell and convey unto **MICHAEL FRANCIS URSE** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, according to the survey of Homestead First Sector, as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, minimum setback lines, and any other matters applicable to the aforesaid property appearing of record in the Office of the Judge of Probate for Shelby County, Alabama, including those contained on the plat referenced herein above and at Book 320, Page 24, Book 7, Page 2, and Book 7, Page 206. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

\$140,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Unless separately contracted and purchased, the drafter has provided no opinion of title.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantee, his heirs and assigns forever.

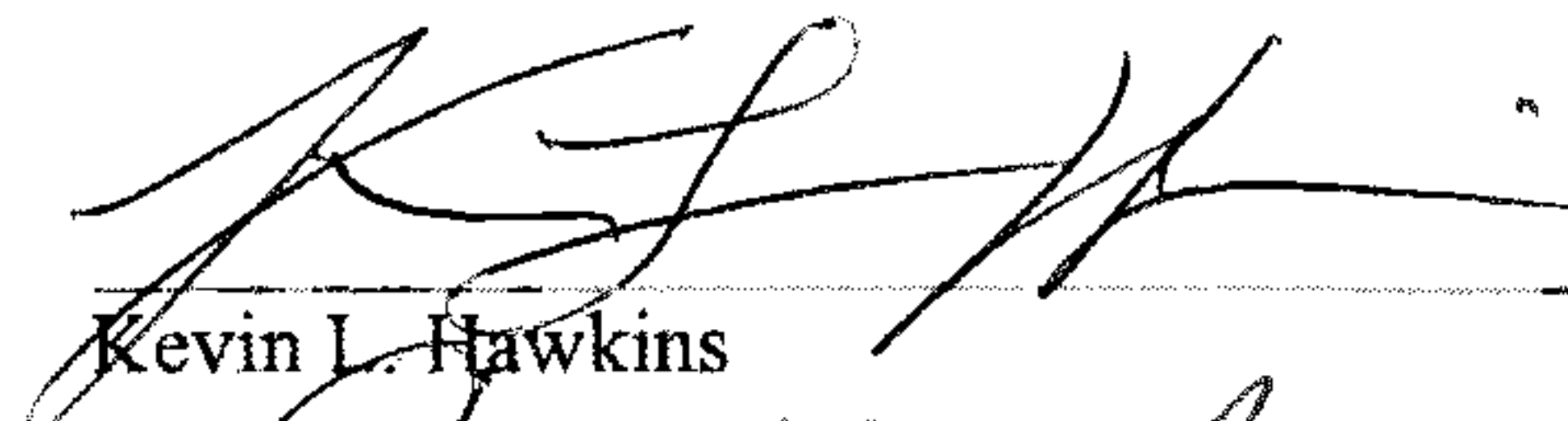
And the said Grantors do, for themselves, and their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

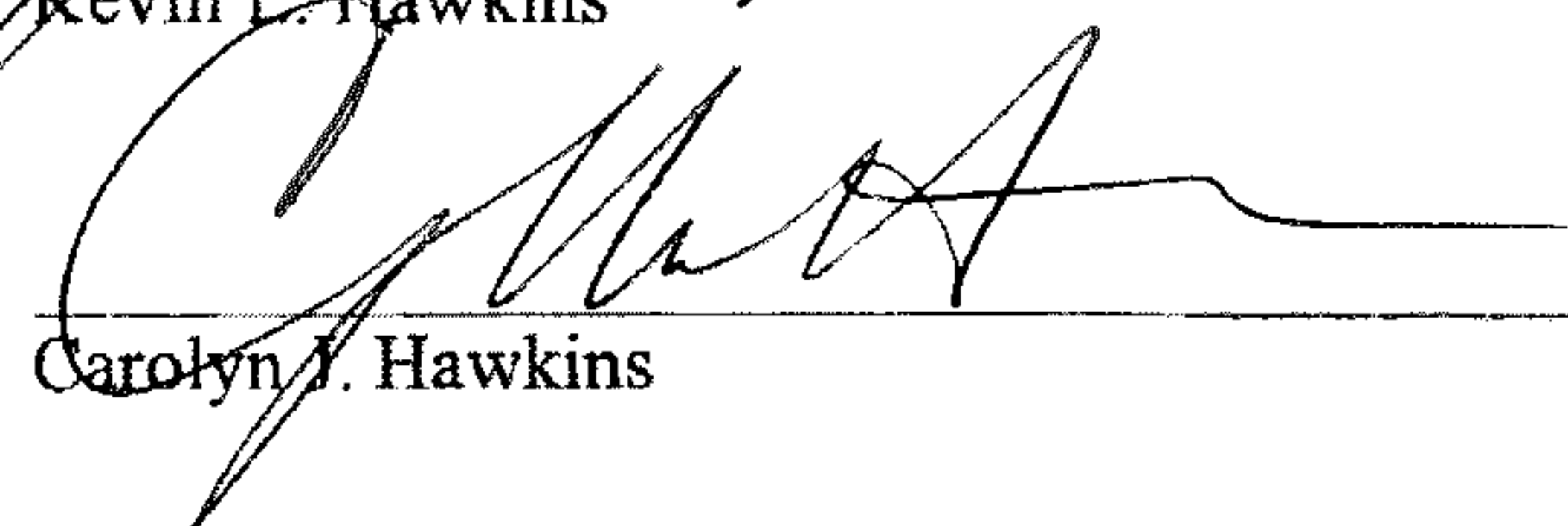
CONTINUED AND EXECUTED ON FOLLOWING PAGE

WARRANTY DEED CONTINUED FROM PREVIOUS PAGE

The purchase price or actual value claimed can be verified by the following: SALES CONTRACT. The undersigned Grantors do hereby attest to the best of their knowledge and belief that the above information is true and accurate. The undersigned Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Alabama Code § 40-22-1(h) (1975).

IN WITNESS WHEREOF, the said Grantors have set their hands and seals on the dates indicated herein below with the intent this conveyance be effective the 28th day of November, 2018.

 (SEAL)
Kevin L. Hawkins

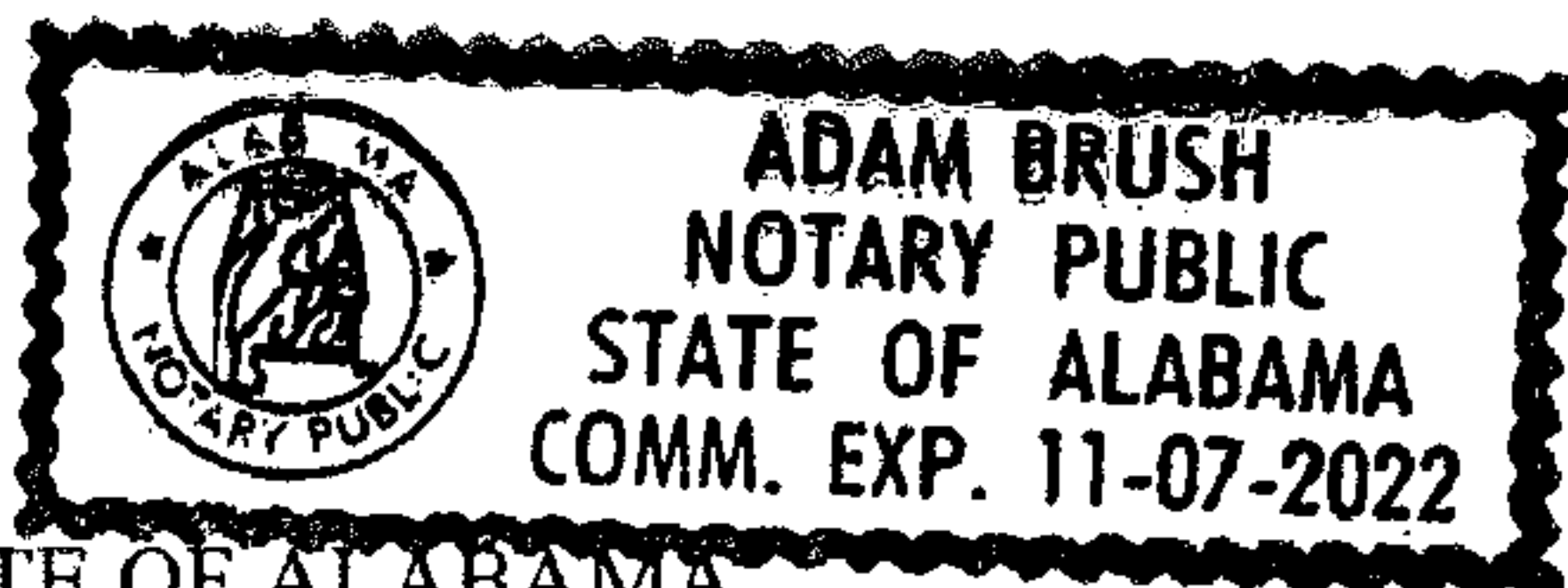
 (SEAL)
Carolyn J. Hawkins

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that Kevin L. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28 day of November, 2018.




Notary Public

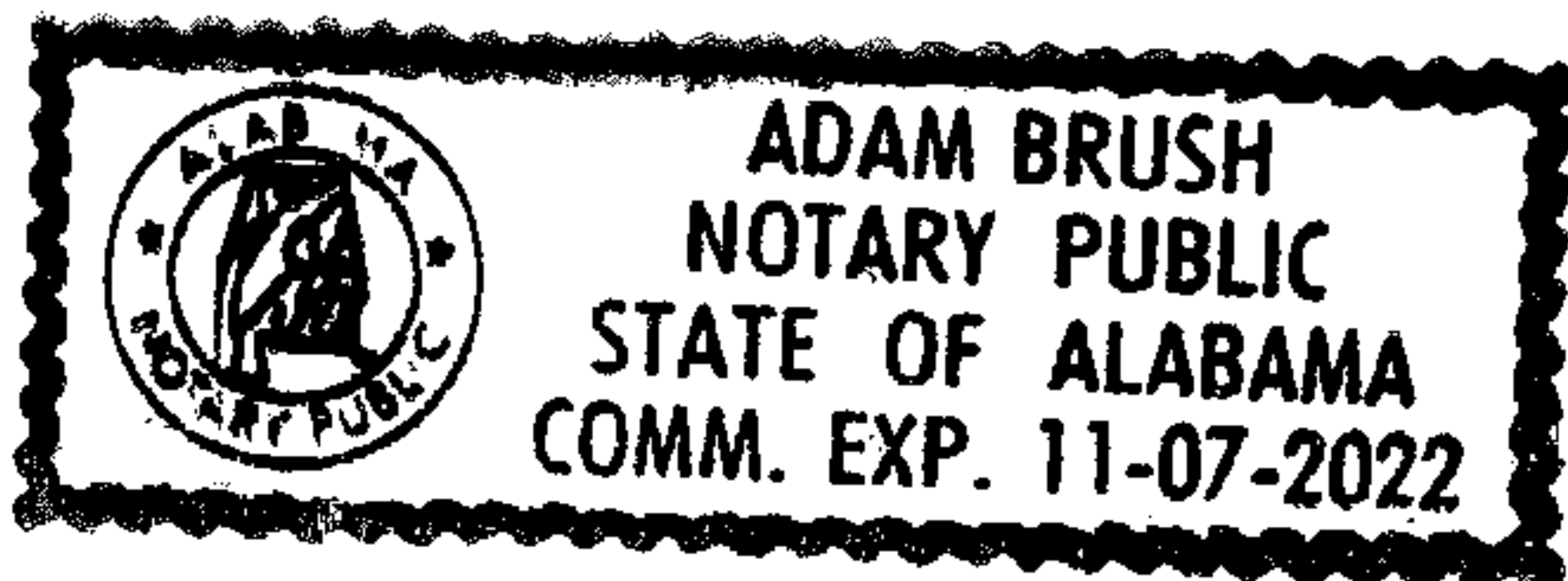
My commission expires 11-07-2018

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that Carolyn J. Hawkins, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of November, 2018.




Notary Public

My commission expires 11-07-2018

This instrument was prepared by:
Todd R. Howard
Attorney-at-Law
415-H Church Street, Suite 201A
Huntsville, Alabama 35801
(256) 975-1055

