


Instrument prepared by:
Joyce Baker
Baker Law, LLC
2100 First Ave. North, Suite 600
Birmingham, AL 35203

Send Tax Notice to:
Alison Hawkins
911 Dogwood Circle
Birmingham, AL 35244

SOURCE OF TITLE:
Instrument 20170828000313580


20190214000048130 1/4 \$116.50
Shelby Cnty Judge of Probate, AL
02/14/2019 03:14:39 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

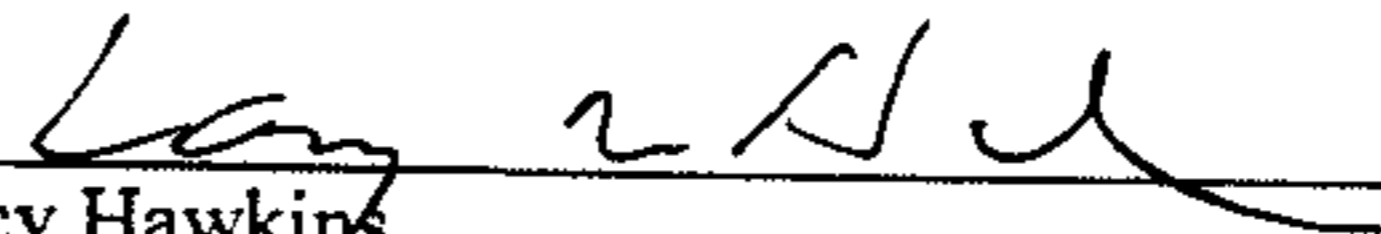
QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Lacy Hawkins, an unmarried man, (hereinafter referred to as "Grantor") in hand paid by Alison Hawkins, ("Grantee"), the receipt of what is hereby acknowledged, the said Grantor hereby remises, releases, quit claims and conveys unto the Grantee, all of his right, title, interest and claim in or to the following described real estate including all buildings and improvements thereon, situated in Shelby County, 911 Dogwood Circle, Birmingham, Alabama and which is more particularly described on the attached Exhibit A.

To have and to hold to the said Grantee, her heirs, and assigns, forever. The property conveyed is NOT the homestead of the Grantor.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed under seal on this the 14th day of February, 2019.


Lacy Hawkins

Shelby County, AL 02/14/2019
State of Alabama
Deed Tax: \$92.50

STATE OF ALABAMA

)

Jefferson COUNTY

)

I, the undersigned authority, a Notary Public in and for said County in the State, hereby certify that LACY 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 official seal this 14th day of February, 2019.

Jared J. Yarchak
Notary Public
My Commission Expires: 12/03/2022




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EXHIBIT A

Part of the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the SE 1/4 of said section, thence in a westerly direction and along the North line of same, for a distance of 220.00 feet; thence turn an angle of 49°38' to the left in a southwesterly direction for a distance of 25.02 feet; thence turn an angle of 80°46' to the left in a southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80°46' to the right in a southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92°24' to the left in a southeasterly direction for a distance of 186.40 feet; thence turn an angle of 17°40' to the right in a southeasterly direction for a distance of 64.00 feet; thence turn an angle of 105°35' to the left in a northeasterly direction for a distance of 202.18 feet to the point of beginning of the property described herein; thence continue on the last named course for a distance of 191.80 feet; thence turn an angle of 97°27' to the right in a southeasterly direction for a distance of 119.49 feet; thence turn an angle of 84°35' to the right in a southwesterly direction for a distance of 191.80 feet; thence turn an angle of 103°32' to the right in a northwesterly direction for a distance of 115.90 feet to the point of beginning.

LESS AND EXCEPT minerals or mineral rights of whatever kind, leased, granted or retained by prior owners, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the above property, together with all rights and privileges of access whether or not such appears in the public records. Grantor(s) makes no warranties as to the current ownership of minerals or mineral rights in, on or under the above described property.


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Real Estate Sales Validation Form

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

Grantor's Name Alison Hawkins + Lacy Hawkins
Mailing Address 911 Dogwood Circle
Birmingham, AL
35244

Grantee's Name Alison Hawkins
Mailing Address 911 Dogwood Circle
Birmingham, AL
35244

Property Address 911 Dogwood Circle
Birmingham, AL
35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 185,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 2/14/19

Print Alison M. Hawkins

Unattested

Sign Alison M. Hawkins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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