

**This instrument was prepared by:**  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
Robert D. Hawks and  
Mary E. Hawks  
453 Ballantrae Road  
Pelham, AL 35124

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00) DOLLARS, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Kirk Knudsen** and wife, **Liz Knudsen**, do hereby grant, bargain, sell and convey unto **Robert D. Hawks** and **Mary E. Hawks**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

\$355,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of April, 2019.

  
Kirk Knudsen

  
Liz Knudsen

STATE OF ALABAMA )

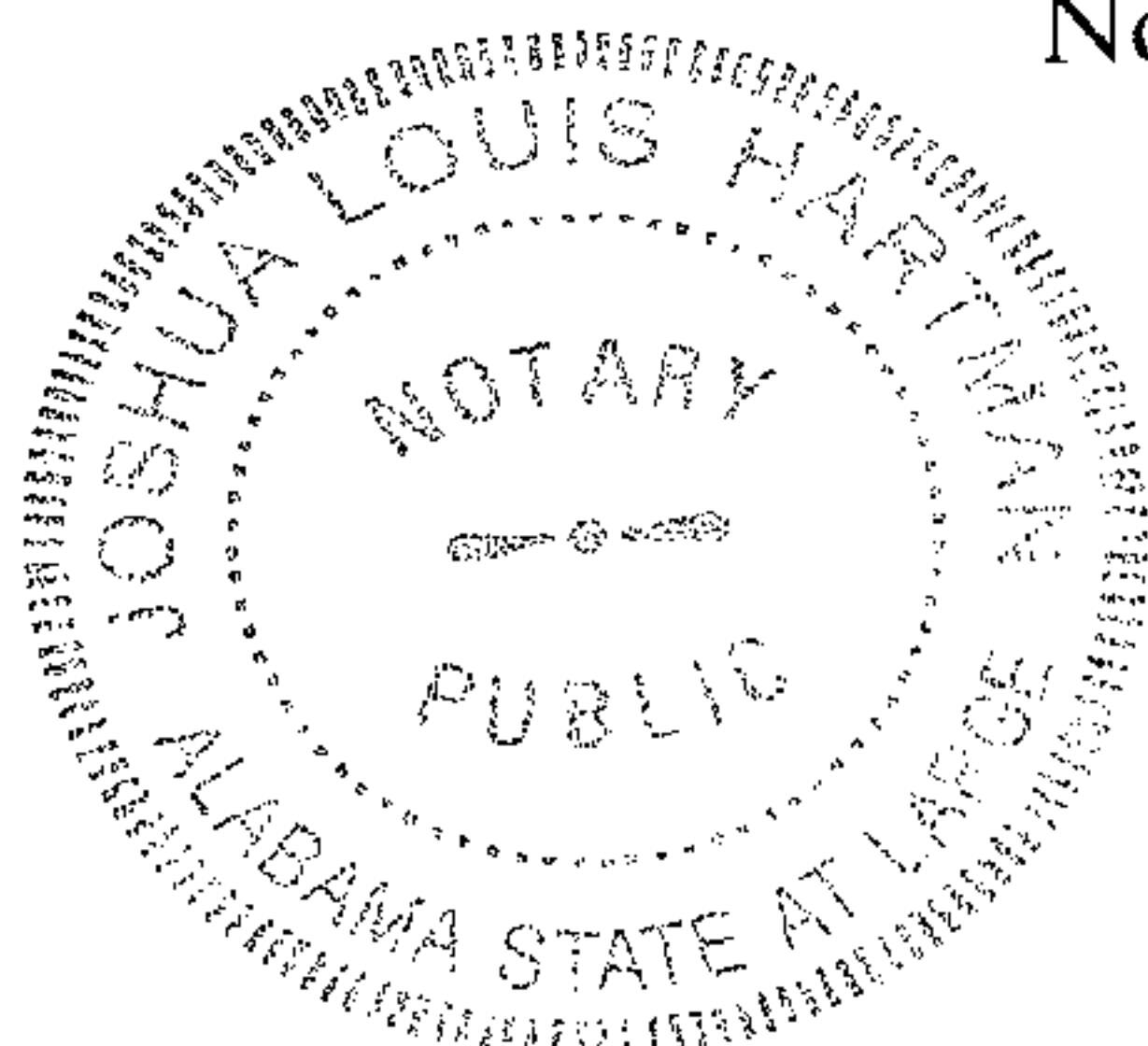
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kirk Knudsen and wife, Liz Knudsen, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of April, 2019.

My Commission Expires: 03/19/20

  
Notary Public



**Exhibit "A"**

Lot 2109, according to the survey of Kirkwall at Ballantrae, Phase I, as recorded in Map Book 45, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 2019 and subsequent years, but not yet due and payable;
2. Declaration of Protective Covenants found in Instrument No. 20151026000372800, recorded on 10/26/2015, in the Office of the Judge of Probate of Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Kirk Knudsen and Liz Knudsen  
Mailing Address \_\_\_\_\_Grantee's Name Robert D. Hawks and Mary E. Hawks  
Mailing Address 2013 Kensington Court  
Calera, AL 35040Property Address 453 Ballantrae Road  
Pelham, AL 35124Date of Sale April 30, 2019  
Total Purchase Price \$355,000.00Or  
Actual Value \$ \_\_\_\_\_Or  
Assessor's Market Value \$ \_\_\_\_\_Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/02/2019 10:02:01 AM  
\$67.50 CHERRY  
20190502000146240*Allen S. Byrd*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☐ Appraisal  
☐ Other:  
\_\_\_\_\_☐ Closing StatementIf 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:

Joshua L. Hartman

☐ Unattested

(verified by) \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/ Owner/Agent) circle one