

**This Document Prepared By:**  
Gregory D. Harrelson, Esq  
101 Riverchase Pkwy East  
Hoover, AL 35244

**Send Tax Notice To**  
Aaron Hawk  
108 Keeneland Green  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA                    )  
  )       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY                )

That in consideration of SEVENTY FIVE THOUSAND and 00/100 Dollars (\$75,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Ed Gray Homes, Inc., an Alabama corporation, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Aaron Hawk, a married man, (herein referred to as GRANTEE), the following described real estate situated in Shelby County and in Jefferson County, Alabama to-wit:

**Lot 200, according to the Survey of Riverchase Country Club Ninth Addition Residential Subdivision, as recorded in Map Book 8, Pages 46 A & B, in the Office of the Judge of Probate of Shelby County, Alabama and in Map Book 25, Page 96 in the Office of the Judge of Probate of Jefferson County, Alabama.**


Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and use restrictions.

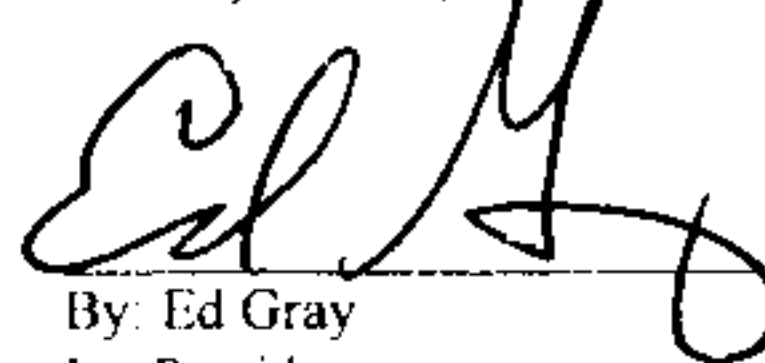
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Ed Gray as President of Ed Gray Homes, Inc. has hereunto set his hand and seal on this the 27th day of September, 2019.

  
20191001000359440 1/2 \$100.00  
Shelby Cnty Judge of Probate, AL  
10/01/2019 02:21:12 PM FILED/CERT

Ed Gray Homes, Inc.

  
By: Ed Gray  
Its: President

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ed Gray, whose name as President of Ed Gray Homes, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of Ed Gray Homes, Inc. on the day the same bears date

Given under my hand, this 27th day of September, 2019

Shelby County, AL 10/01/2019  
State of Alabama  
Deed Tax: \$75.00

  
NOTARY PUBLIC

My Commission Expires 8-28-2023

# Real Estate Sales Validation Form

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

Grantor's Name Ed Gray Homes Inc  
Mailing Address 2069 Old Montgomery Hwy  
Hoover, AL 35241

Grantee's Name Aaron Hawk  
Mailing Address 107 Keeneland Green  
Pelham, AL 35124

Property Address 1155 Lake Forest Circle  
Hoover AL 35244

Date of Sale 9-27-19  
Total Purchase Price \$ 75,000

or  
Actual Value \$

or  
Assessor's Market Value \$

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 9-27-19

Print Erics Harrelson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

