

Send tax notice to: Daphne Feltman, 108 Keeneland Green, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St. 160  
Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred twenty-five thousand and no/100 (\$325,000.00) Dollars , the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Aaron S. Hawk and his wife Rachel Hawk, whose mailing address is:**

279 VICTORIA STATION  
MOBILE, AL 35114

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Daphne Feltman, whose mailing address is:  
108 Keeneland Green, Pelham, Al. 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, **the address of which is: 108 Keeneland Green, Pelham, Al. 35124** to-wit:

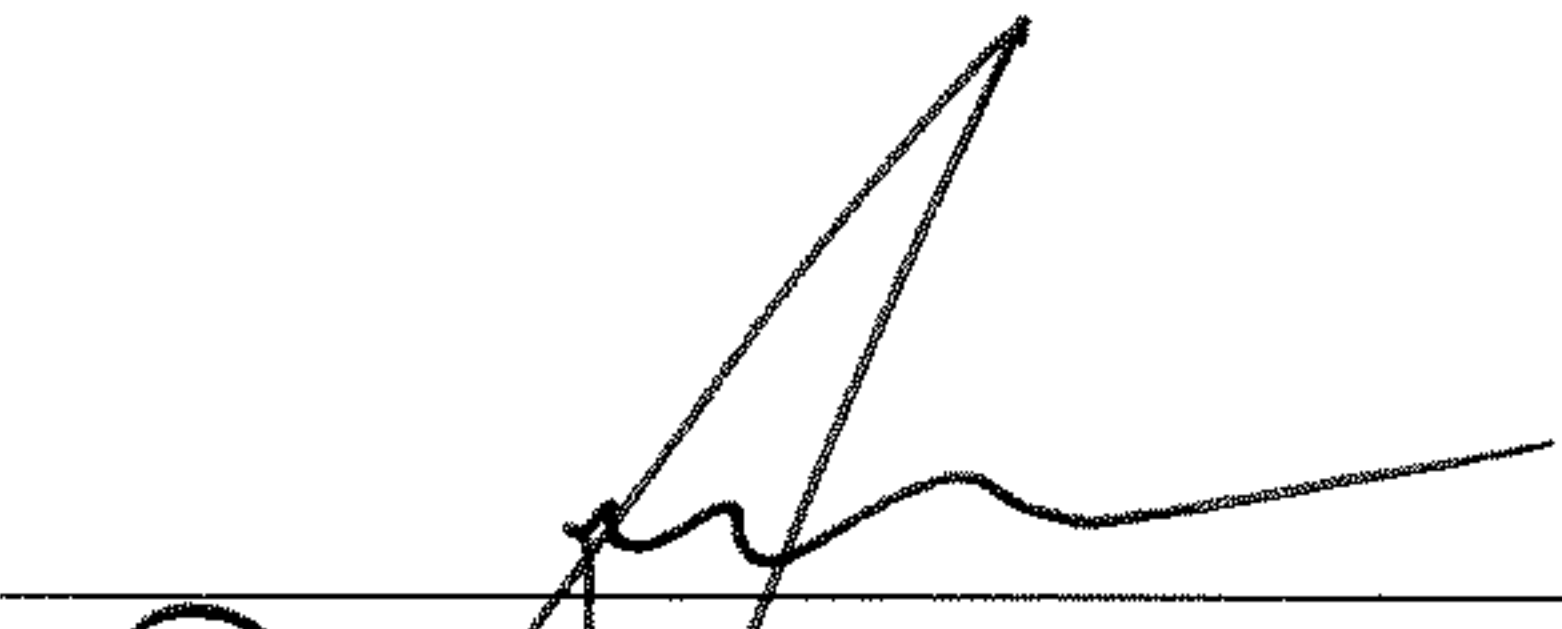

Lot 38, according to the Survey of Keeneland Valley, as recorded in Map Book 45, Page 68 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s) this 27 day of August, 2020.

  
\_\_\_\_\_(Seal)  
AARON S. HAWK  
  
\_\_\_\_\_(Seal)  
RACHEL HAWK

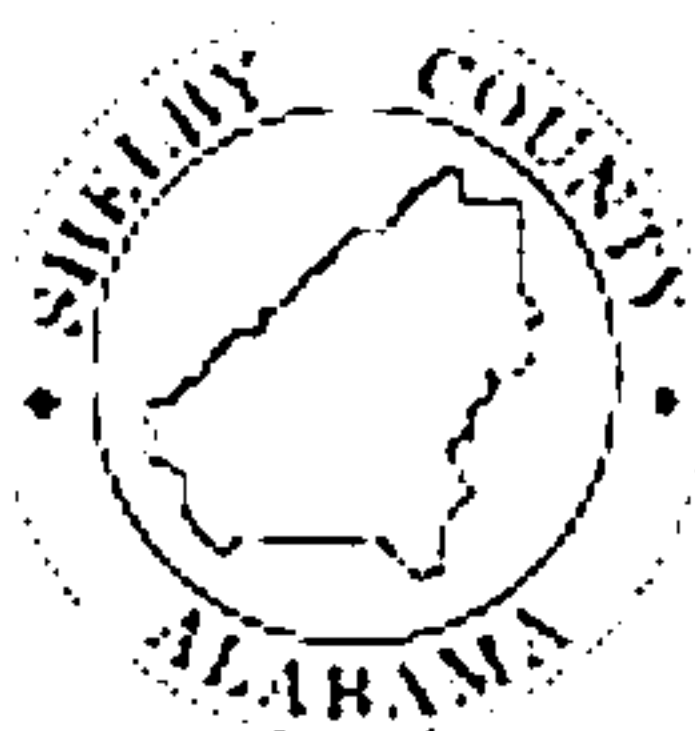
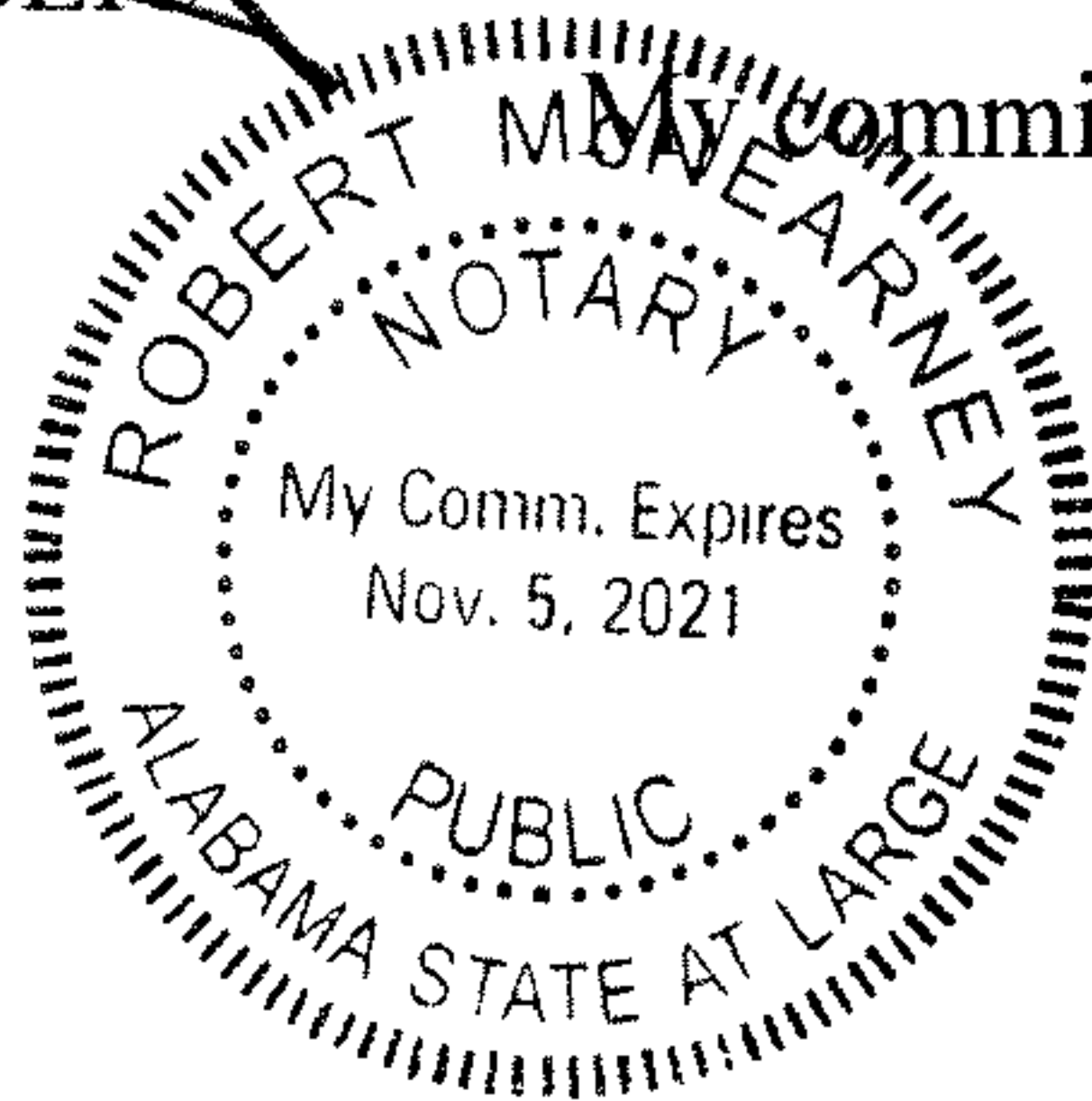
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron S. Hawk and his wife Rachel Hawk whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of August, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 11/5/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/05/2020 09:29:14 AM  
\$350.00 CATHY  
20201005000448630

