

Grantor: CONNIE HAWKINS 150 REVOLUTIONARY WAY MONTEVALLO, AL 35115 Grantees: CONNIE HAWKINS CHARLES DAVID HAWKINS 150 REVOLUTIONARY WAY MONTEVALLO, AL 35115 JOHN TYLER THOMAS 13 LAURA LANE DEATSVILLE, AL 36022 GLENDA GAYLE LITTLE 4105 SAVANNAHS TRIAL MERRITT ISLAND, FL 32953	Property Address: 150 REVOLUTIONARY WAY MONTEVALLO, AL 35115 Date of Sale: October 1, 2021 Total Purchase Price: \$10.00 Purchase Price Verification: See attached Form RT-1
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THIS INSTRUMENT WAS PREPARED BY:

John W. Tomlinson, Esq.
The Tomlinson Firm, P.C.
P.O. Box 131161
Birmingham, AL 35213

SEND TAX NOTICE TO:
CONNIE HAWKINS
CHARLES DAVID HAWKINS
150 REVOLUTIONARY WAY
MONTEVALLO, AL 35115

TENANTS IN COMMON GENERAL WARRANTY DEED WITH LIFE ESTATES

STATE OF ALABAMA }
 }
COUNTY OF JEFFERSON }

Date: October 1, 2021

KNOW ALL MEN BY THESE PRESENTS, that, CONNIE HAWKINS, a married woman, hereinafter referred to as the "GRANTOR," for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the GRANTEEES, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto, JOHN TYLER THOMAS, a



20211004000481440 2/4 \$261.00
Shelby Cnty Judge of Probate, AL
10/04/2021 10:37:14 AM FILED/CERT

married man, and GLENDA GAYLE LITTLE, a married woman, the following described property, situated, lying and being in Shelby County, Alabama, while retaining a life estate for herself and granting a life estate to CHARLES DAVID HAWKINS, her husband, in said property, said property being described, to wit:

Lot 14, according to the survey of Colonial Oaks Phase 1 as recorded in Map Book 39, Page 45 and rerecorded in Map Book 39, Page 115, Shelby County, Alabama records.

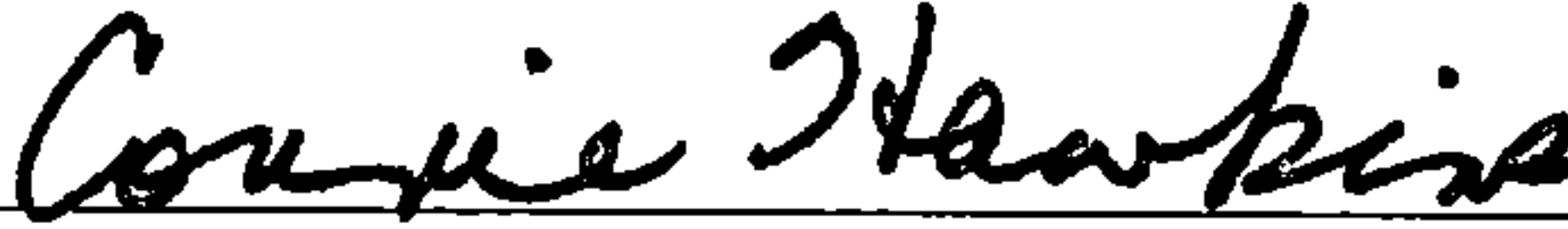
SOURCE OF TITLE: Instrument # 20130206000053720 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common with each GRANTEE receiving a 50% share of the property, their heirs and assigns, forever; while retaining a life estate for the GRANTOR, CONNIE HAWKINS, a married woman, and granting a life estate to CHARLES DAVID HAWKINS, a married man, her husband.

And the GRANTOR does for herself and her heirs, assigns, successors, executors, administrators and personal representatives covenant with the said GRANTEES, their heirs, assigns, successors, executors, administrators and personal representatives, as follows: that she is lawfully seized in fee simple of the premises described above; that said premises is free from encumbrances other than those listed above; that she has a good and lawful right to sell and convey the same as aforesaid; and that she and her heirs, assigns, successors, executors, administrators and personal representatives will warrant and defend the title to the said premises to the said GRANTEES, and their heirs, assigns, successors, executors, administrators and personal representatives against the lawful claims of any person or entity.

IN WITNESS WHEREOF, the GRANTOR does hereby set her hand and seal on this 1st day of October 2021.

 (SEAL)
CONNIE HAWKINS

STATE OF ALABAMA }
 }
COUNTY OF JEFFERSON }



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I, Kathleen H. Watkins, the undersigned authority, a Notary Public in and for said County and State, hereby certify that CONNIE 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of October 2021.

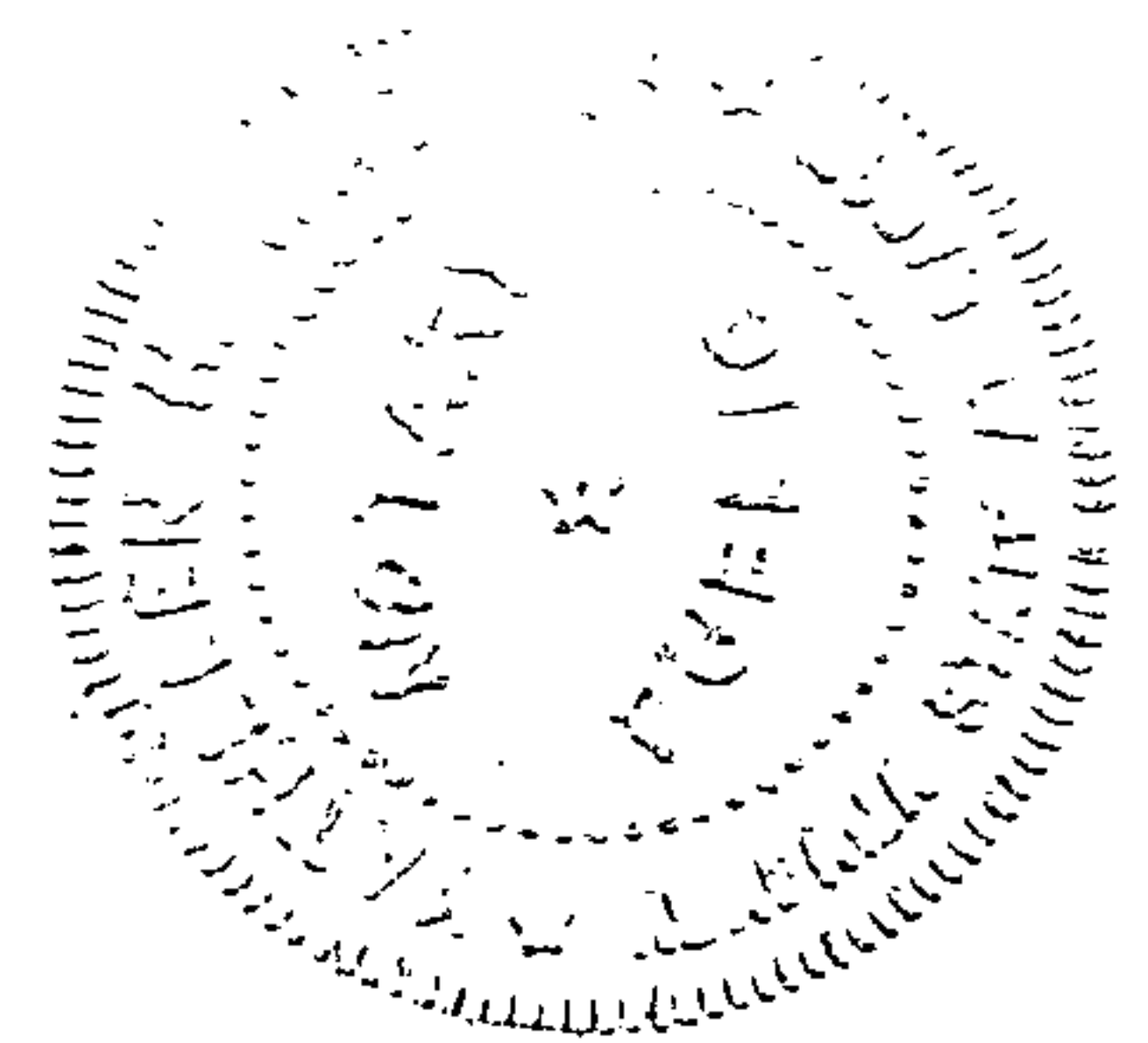
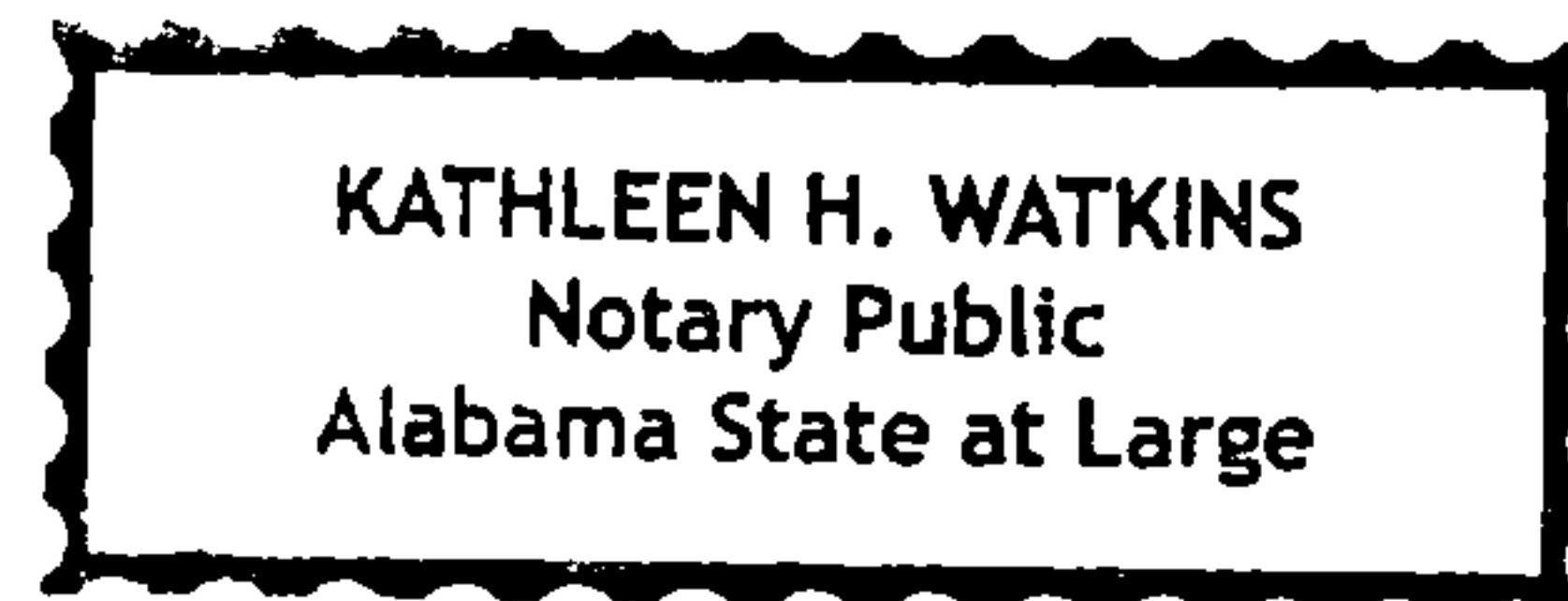
Kathleen H. Watkins

Notary Public

My Commission Expires: My Commission Expires January 31, 2024

NO TITLE OPINION REQUESTED AND NONE GIVEN

LEGAL DESCRIPTION PROVIDED BY GRANTOR.



Real Estate Sales Validation Form

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

Grantor's Name CONNIE HAWKINS
Mailing Address 150 REVOLUTIONARY WAY
MONTEVALLO, AL 35115

Grantee's Name CONNIE HAWKINS, CHARLES DAVID HAWKINS
Mailing Address 150 REVOLUTIONARY WAY MONTEVALLO, AL 35115
GLENDAY GAYLE LITTLE 4105 SAVANNAHS TRAIL MERRITT ISLAND, FL 32953
JOHN TYLER THOMAS 13 LAURA LANE DEATSVILLE, AL 36022

Property Address 150 REVOLUTIONARY WAY
MONTEVALLO, AL 35115

Date of Sale October 1, 2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 229,700

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 Tax Assessor's Market Value

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 10-01-2021

Print CONNIE HAWKINS

☐ Unattested

Sign Connie Hawkins

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1