

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
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**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:



20220210000060120 1/3 \$113.00  
Shelby Cnty Judge of Probate, AL  
02/10/2022 01:36:08 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **EIGHTY ONE THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS (\$81,700.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Eva Mae Hawkins, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Alfreda Pope, Joyce Caver, Stephanie Wynn, Cynthia Williams, Jewell Inostroza*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See Exhibit "A" – Legal Description**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

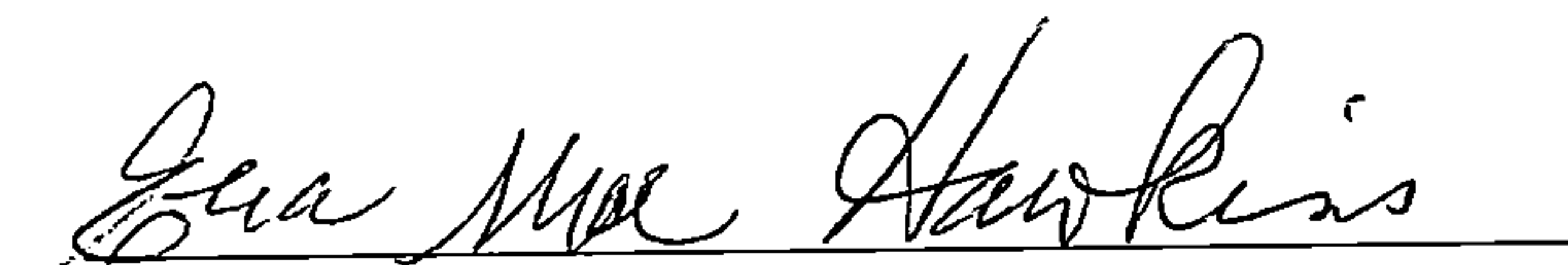
Grantor is surviving grantee in Deed Book 247, Page 297, the other grantee Jewell Hawkins Jr. having died August 21, 2021.

Grantor herein reserves a Life Estate in and to the following property.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

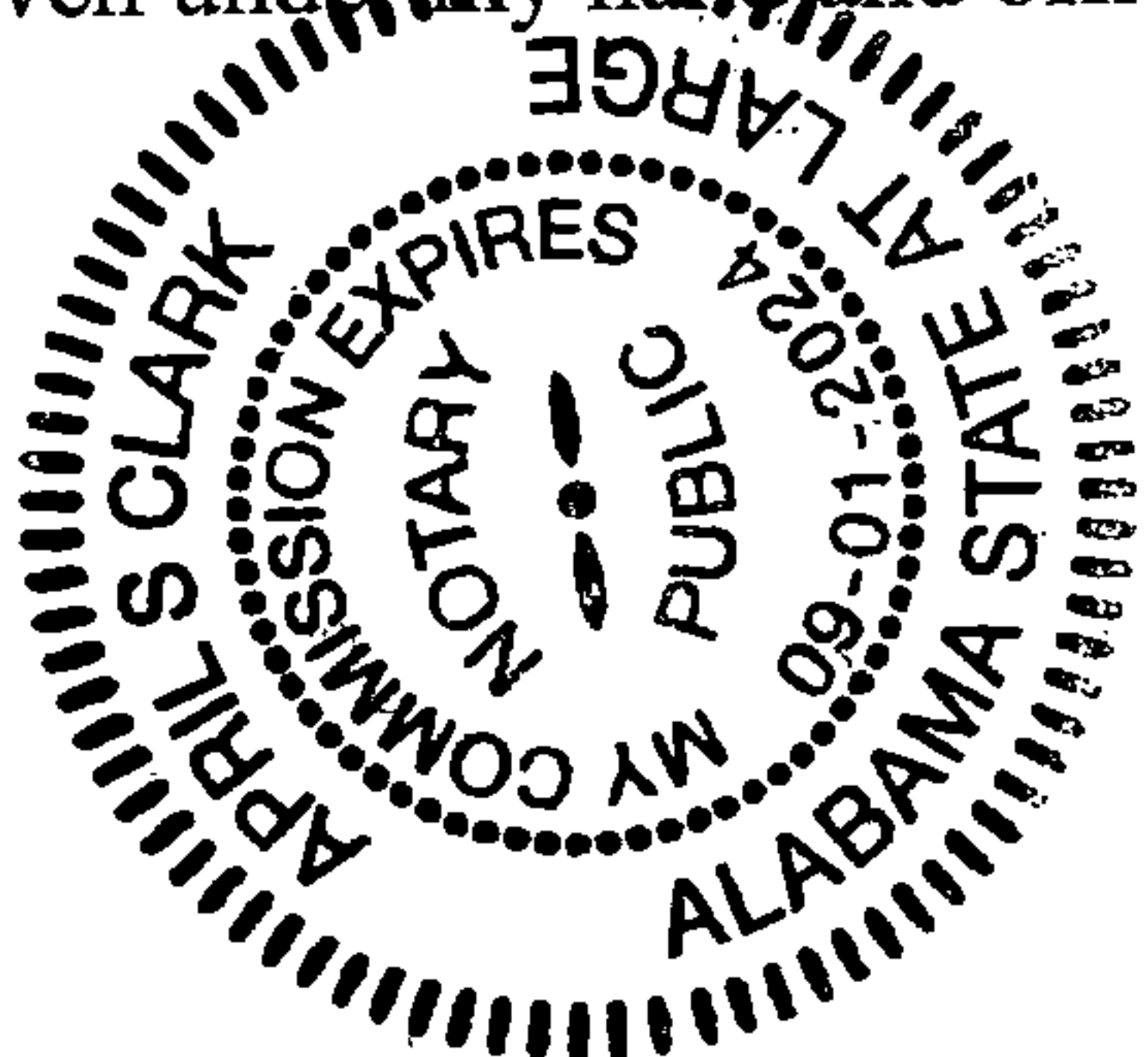
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 10th day of February 2022.

  
**Eva Mae Hawkins**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Eva Mae 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of February 2022.



  
Notary Public  
My Commission Expires 9/1/2024

Shelby County, AL 02/10/2022  
State of Alabama  
Deed Tax: \$82.00





20220210000060120 2/3 \$113.00  
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### Exhibit "A"- Legal Description

Commence at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama. Thence South 1 degrees, 00 minutes, 00 seconds East along the east boundary line of said quarter, quarter section 608.00 feet to the Point of Beginning and a 5/8" rebar, thence turn a deflection angle of 91 degrees, 25 minutes to the right 210.00 feet to a p.k. nail, thence turn a deflection angle of 91 degrees, 25 minutes to the left 315.00 feet to a 5/8" rebar, thence turn a deflection angle of 88 degrees, 35 minutes to the left 210.00 feet to the east boundary of said quarter, quarter section and a 5/8" rebar, thence turn a deflection angle of 91 degrees, 25 minutes to the left 315.00 feet along said east boundary line back to the Point of Beginning, lying and being situated in the Northeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 3 West, Shelby County.





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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 Eva Mae Hawkins  
Mailing Address 1035 5th Ave SE  
Alabaster, AL  
35007

Grantee's Name Stephanie Wynn  
Mailing Address 2123 Village Lane  
Calera, AL  
35040

Property Address 1035 5th Ave SE  
Alabaster, AL  
35007

Date of Sale 2/10/22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 81,700.00

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

tax 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 2/10/22

Print EVA Mae HAWKINS

Sign Eva Mae Hawkins

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one