


This instrument was prepared by
Erskine R. Mathis
2107 5th Ave. N., Suite 201
Birmingham, Al. 35203


20220408000145840 1/3 \$422.00
Shelby Cnty Judge of Probate, AL
04/08/2022 11:59:48 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration to the undersigned Grantor, in hand paid by the grantees herein,

CHARLES W. HAWK,
(herein referred to as grantor) do grant, bargain, sell and convey unto

JERRY CLAUDE HAWK, Jr., a married man,

herein referred to as Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast Corner, Section 21, Township 19 South, Range 2 East; Thence run N90deg00'00"W (assumed) along the north line of Section 21, for 1362.72'; thence run N89deg23'28"W along the north line of Section 21 for 1077.52' to the point of Beginning; Thence run N89deg23'28"W along the North line of Section 21 for 1678.96'; Thence run S00deg13'22"E along the east line of the Northeast 1/4 of the Northwest 1/4 of Section 21 for 911.44'; Thence run S81deg17'20"E for 355.99'; Thence run S20deg10'34"E for 190.83'; Thence run S40deg51'20"E for 91.66'; Thence run S75deg02'01"W for 140.42'; Thence run S25deg51'05"W for 210.77'; Thence run S44deg17'37"E for 118.57'; Thence run S10deg46'10"E for 140.01'; Thence run S28deg56'31"E for 137.39' to a point on the Northern Right of Way of Shelby county road #62; Thence run N60deg19'55"E for 21.49' along said Right of Way; Thence continue along said Right of Way along an arc to the right having a radius of 2824.98', a central angle of 9deg36'47" for a distance of 473.97'; Thence continue along said Right of Way N50deg33'16"W for 469.72'; Thence continue along said Right of Way along an arc to the left having a radius of 993.33', a central angle of 34deg15'55" for a distance of 594.05'; Thence run N10deg49'38"E leaving said Right of Way for 412.74'; Thence run N14deg04'26"W for 576.09' to the Point of Beginning.

Containing 50.58 acres more or less.

Shelby County, AL 04/08/2022
State of Alabama
Deed Tax: \$394.00

Subject to a life interest or life estate reserved by the Grantor.

TO HAVE AND TO HOLD unto the Grantee, [his or her] heirs and assigns forever, subject to the life interest or life estate reserved by the Grantor.

And the Grantor for himself, his heirs, executors and administrators, covenant with Grantee, [his or her] heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except ad valorem taxes for the

current year and subsequent years, and easements and restrictions of record; and that they will warrant and defend said premises to the Grantee, [his or her] heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors hereunto set their hands and seals this the 21st day of March, 2022.

X Charles W. Hawk
Charles W. Hawk

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles W. Hawk, 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, he executed the same voluntarily.

Given under my hand and seal this the 21st day of March, 2022.

Shade M. M...
Notary Public

My Commission Expires:

July 22, 2024

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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 Charles Hawk
Mailing Address P.O. Box 216
Harpersville, AL 35078

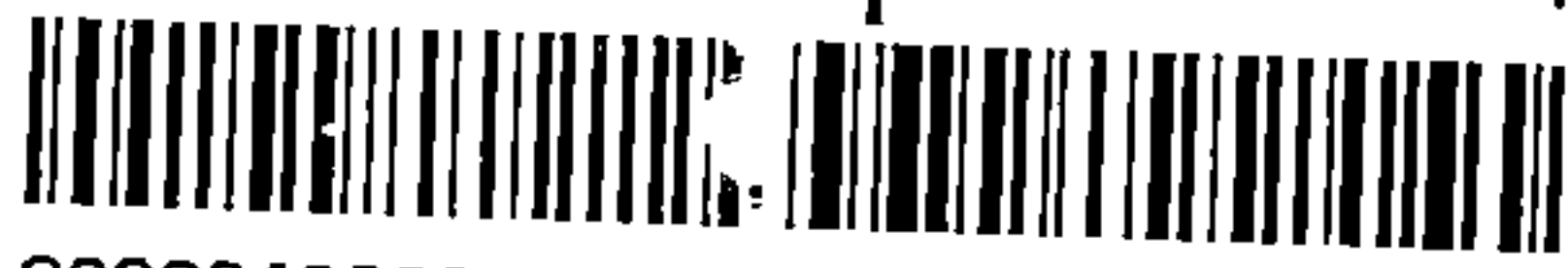
Grantee's Name Jerry Claude Hawk Jr.
Mailing Address 355 Hwy 231
Vincent, AL 35178

Property Address Charles Hawk
9376 Hwy 62
Harpersville, AL 35078

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 393,860



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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 4/8/2022

Print Jerry Hawk

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1