

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


20220408000145850 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/08/2022 11:59:49 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:

A lot or parcel of land located in the E1/2 of the NW1/4 of Section 21, Township 19 South, Range 2 East and being more particularly described as commencing at the intersection of the West line of the SE1/4 of the NW1/4 of said Section 21 and the Northerly Right of Way of County Road N. 62; thence North 0deg 41 min West along the West Line of the East ½ of the NW ¼ of said Section 21, 661.8 feet to the place of beginning; thence from the place of beginning and continuing along the West line of the E1/2 of the NW1/4 of said Section 21, 394.56 feet; thence North 89deg.19Min East 201.54 feet; thence South 0 deg 41 min East and parallel to the West Line of the E1/2 of the NW1/4 of Section 21, 340.0 feet; thence South 74 deg 10 min West 208.8 feet to the place of beginning.

Containing 1.76 acres more or less.

ALSO, a 20 foot ingress and egress easement along the West line of the E1/2 of the NW1/4 of Section 21 and being more particularly described as beginning at the intersection of the Northerly right-of-way line of Shelby County Highway No. 62 with the West line of the E1/2 of the NW1/4 of said Section 21; thence North 0 deg. 41 min West along the West line of said Quarter Section, 661.8 feet; thence North 47 deg 10 min East 20.8 feet; thence South 0 deg 41 min East and parallel to the West line of said Quarter Section, 657.8 feet to the Northerly right-of-way line of the said road; thence South 64 deg 01 min West along the Northerly right-of-way line of said road 22.2 feet to the place of beginning.
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. Mph
Notary Public

My Commission Expires:

July, 22, 2021

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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 Hawk
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 tax previously collected



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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

[Handwritten Signature]

(Grantor/Grantee/Owner/Agent) circle one