

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



20220408000145860 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/08/2022 11:59:50 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 intersection of the West line of the SE1/4 of the NW1/4 of Section 21, Township 19 South, Range 2 East, and the northerly right-of-way of Shelby County Highway #62; thence North 0deg. 41min. West along the West line of said 1/4-1/4 for 661.8 feet; thence t4 deg. 51 min. right run 208.8 feet to the point of beginning; thence continue along the last described course for 282.88 feet; thence 115 deg 53 min. 21 sec. left run 91.66 feet; thence 20 deg. 40 min. 46 sec. right run 190.83 feet; thence 61 deg. 2 min. 37 sec. left run 351.99 feet to the West line of said 1/4-1/4; thence 98 deg. 35min. left run South along said West line for 34.59 feet; thence 90deg. 00min. left run 201.54 feet; thence 90 deg. 00 min. right run 340 feet to the point of beginning.

Containing 1.48 acres more or less.

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.

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

Shadi N. N. N.
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 ^{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

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1