

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Ernest R. Garcia  
Sarah Garcia  
40 Lake View Cir.  
Vandiver, AL 35176

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Four Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$499,900.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, ROBERTA J. HADAWAY and JORDAN C. HADAWAY, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ERNEST R. GARCIA and SARAH GARCIA, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Four Hundred Twenty Six Thousand Five Hundred Twenty Nine and 00/100 Dollars (\$426,529.00) of the consideration is from a purchase money first mortgage.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 1<sup>st</sup> day of July, 2022.

Roberta J. Hadaway  
ROBERTA J. HADAWAY

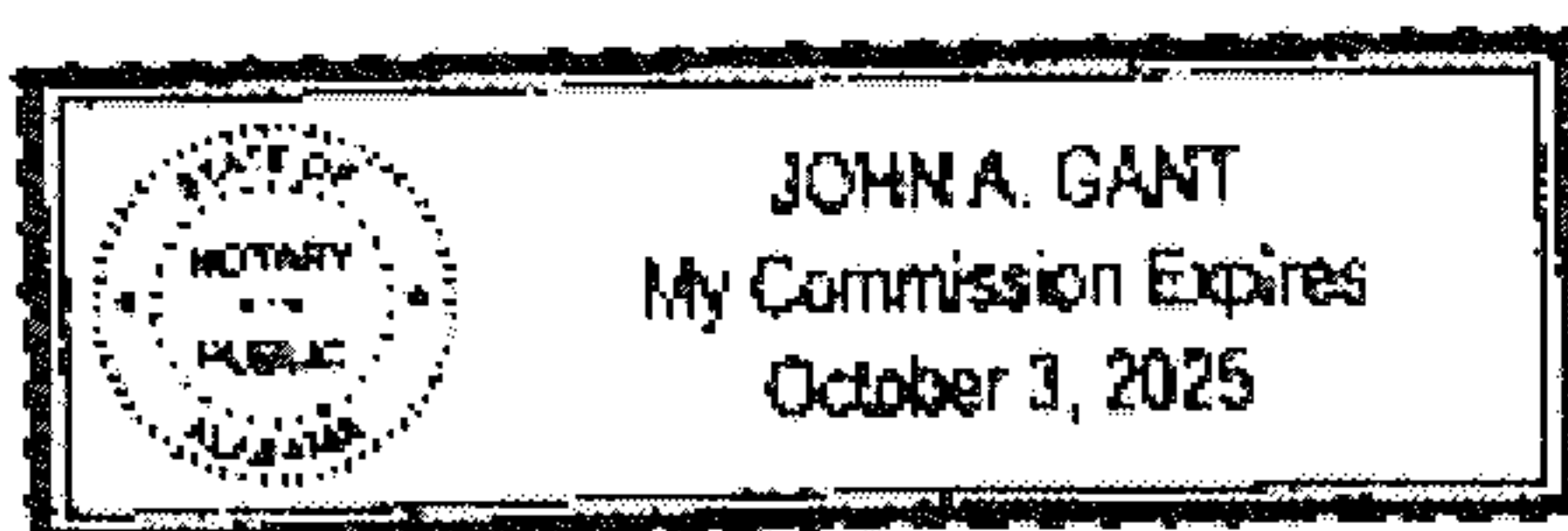
Jordan C. Hadaway  
JORDAN C. HADAWAY

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERTA J. HADAWAY and JORDAN C. HADAWAY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of July, 2022.

John A. Gant  
NOTARY PUBLIC JOHN A. GANT  
My Commission Expires: 10/3/2025



## **EXHIBIT "A"**

Commence at the SW corner NE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run North 87°30' East along the South line for a distance of 565.0 feet; thence run North 51°50' East a distance of 74.95 feet to the Point of Beginning; thence run South 72°43' East and along the North side of a county gravel road a distance of 95.68 feet; thence run North 72°09' East along said road a distance of 104.44 feet; thence run North 21°23' East a distance of 86.23 feet; thence run North 11°15' East a distance of 100.0 feet; thence run North 81°15' East a distance of 165.0 feet to the Southwest corner of the Robert Parker land; thence run North 15°45' West along the West line of said Parker land a distance of 386.58 feet; thence run South 50°15' West a distance of 100 feet; thence run South 15°45' East a distance of 40.0 feet; thence run South 57°41' West a distance of 380.0 feet; thence run South 17°31' East a distance of 287.9 feet to the Point of Beginning.

Situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/06/2022 08:56:02 AM  
 \$104.50 CHARITY  
 20220706000266770

*Allie S. Beyl*

### Real Estate Sales Validation Form

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

Grantor's Name Roberta & Jordan Hadaway  
 Mailing Address 121 Grey Oaks Ct.  
Pelham, AL 35124

Grantee's Name Ernest & Sarah Garcia  
 Mailing Address 40 Lake View Cir.  
Vandiver, AL 35176

Property Address 40 Lake View Cir.  
Vandiver, AL 35176

Date of Sale 7/1/2022  
 Total Purchase Price \$ 499,900.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage ☒ Closing Statement  
☐ Bill of Sale ☐ Other  
☒ Sales Contract

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

#### 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/01/2022

Print John A. Gant

Sign *John A. Gant*  
 (Owner ☒ Agent) circle one