

**E-5626**

This instrument was prepared by:  
Michael Reagan Reeves, Jr., Esq.  
Reagan Reeves & Associates, LLC  
1 Perimeter Park South, Suite 440S  
Birmingham, AL 35243

Send tax notice to:  
Tara Nicole Herbinger Whiddon  
2020 Zilphy Street  
Hoover, AL 35244

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SEVEN HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$760,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Samuel W. Hawkins and Terri M. Hawkins, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tara Nicole Herbinger Whiddon and Eric Paul Whiddon** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**Lot 426, according to the Survey of Lake Wilborn, Phase 4B, as recorded in Map Book 50, Page 76, in the Probate office of Shelby County, Alabama.**

Subject to:

1. Taxes for the year 2023 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$340,000.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 18th day of August, 2023

 (SEAL)  
Samuel W. Hawkins

 (SEAL)  
Terri M. Hawkins

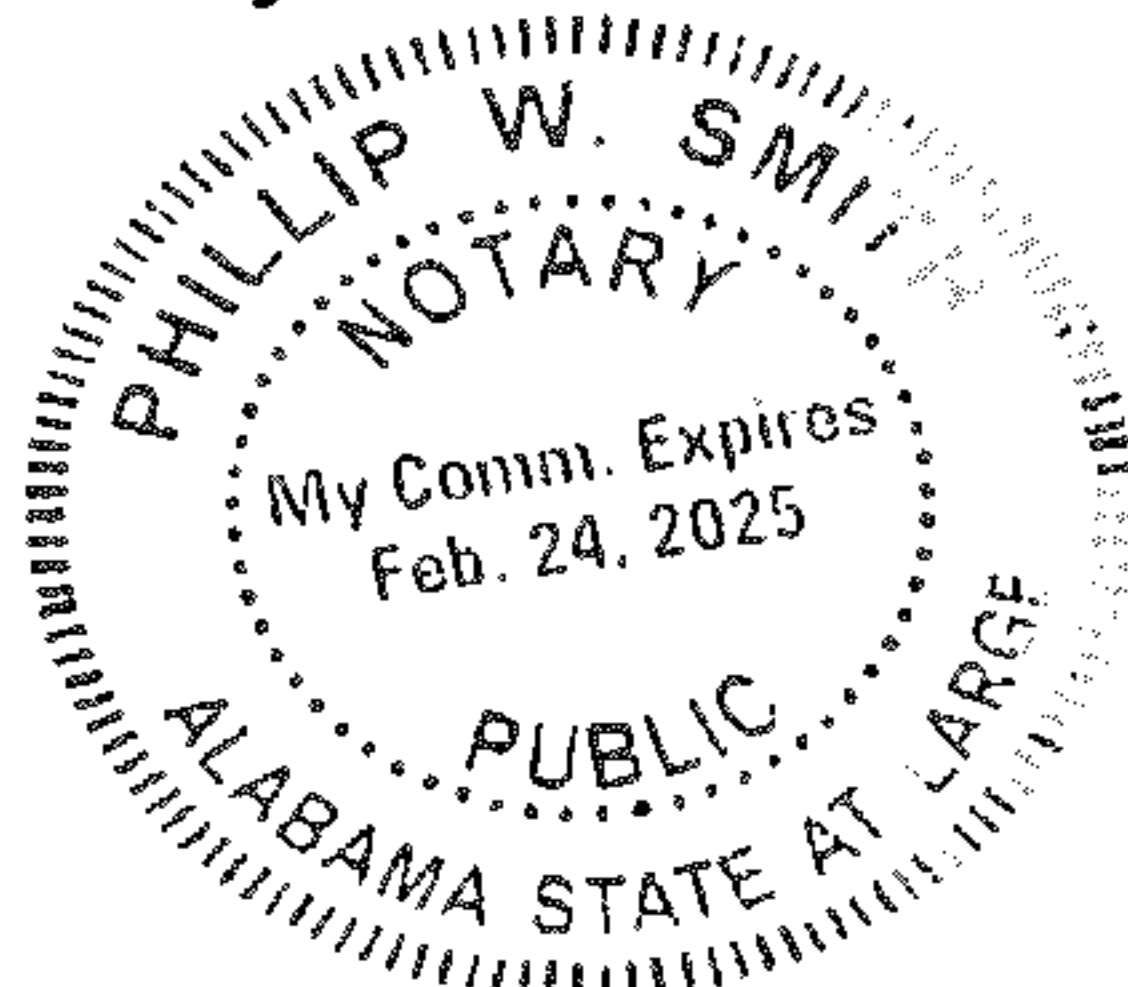
#### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel W. Hawkins and Terri M. Hawkins whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2023.



  
NOTARY PUBLIC

My Commission Expires: 02/24/2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Samuel W. Hawkins and Terri M. Hawkins  
 Mailing Address 5126 Split Rail Trail  
Birmingham, AL 35242

Property Address 2920 Zilphy Street  
Hoover, AL 35244

Grantee's Name Tara Nicole Herbingher Whiddon and  
Eric Paul Whiddon

Mailing Address 2920 Zilphy Street  
Hoover, AL 35244

Date of Sale August , 2023

Total Purchase Price \$760,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

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

☐ Appraisal

☒ Sales Contract

☐ Other:

☐ Closing Statement

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 8-18-2023

Print:

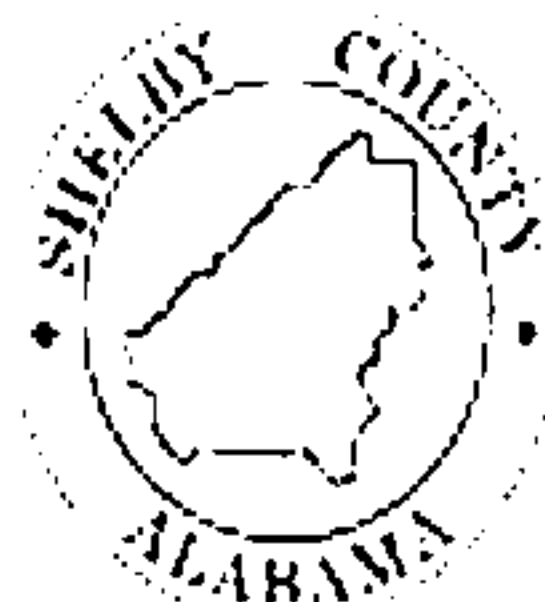
Phillip W. Smith

Unattested

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/22/2023 10:48:26 AM  
 \$448.00 JOANN  
 20230822000252300



*Allen S. Bayl*

**Form RT-1**