

E-5708

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:
Samuel William Hawkins
5324 Woodford Drive
Birmingham, AL 35242

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 FIFTY THOUSAND AND 00/100 Dollars (\$750,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **James C. Ranelli, a married man, Trustee of the James C. Ranelli Revocable Trust** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Samuel William Hawkins and Terri Michele Lovett Hawkins** (herein referred to as grantees), the following described real estate situated in **SHELBY County, Alabama**, to-wit:

All of the following described property situated in Shelby County, Alabama to wit: LOT NUMBER FIFTY (50), BLOCK TWO (2), according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51, A, B, C & D, 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. **\$600,000.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

The property herein conveyed X is not part of the homestead of the Grantor nor is it part of the homestead of the grantor's spouse as term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or _____ is part of the homestead of the Grantor and the conveyance is joined by both.

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 the said grantor does itself, and for its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, his, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said James C. Ranelli Revocable Trust has caused these presents to be executed by James C. Ranelli, its Trustee, who is authorized to execute this conveyance, has hereto set his signature and seal, this 29th day of September, 2023.

James C. Ranelli Revocable Trust

By:  (Seal)
James C. Ranelli, Trustee

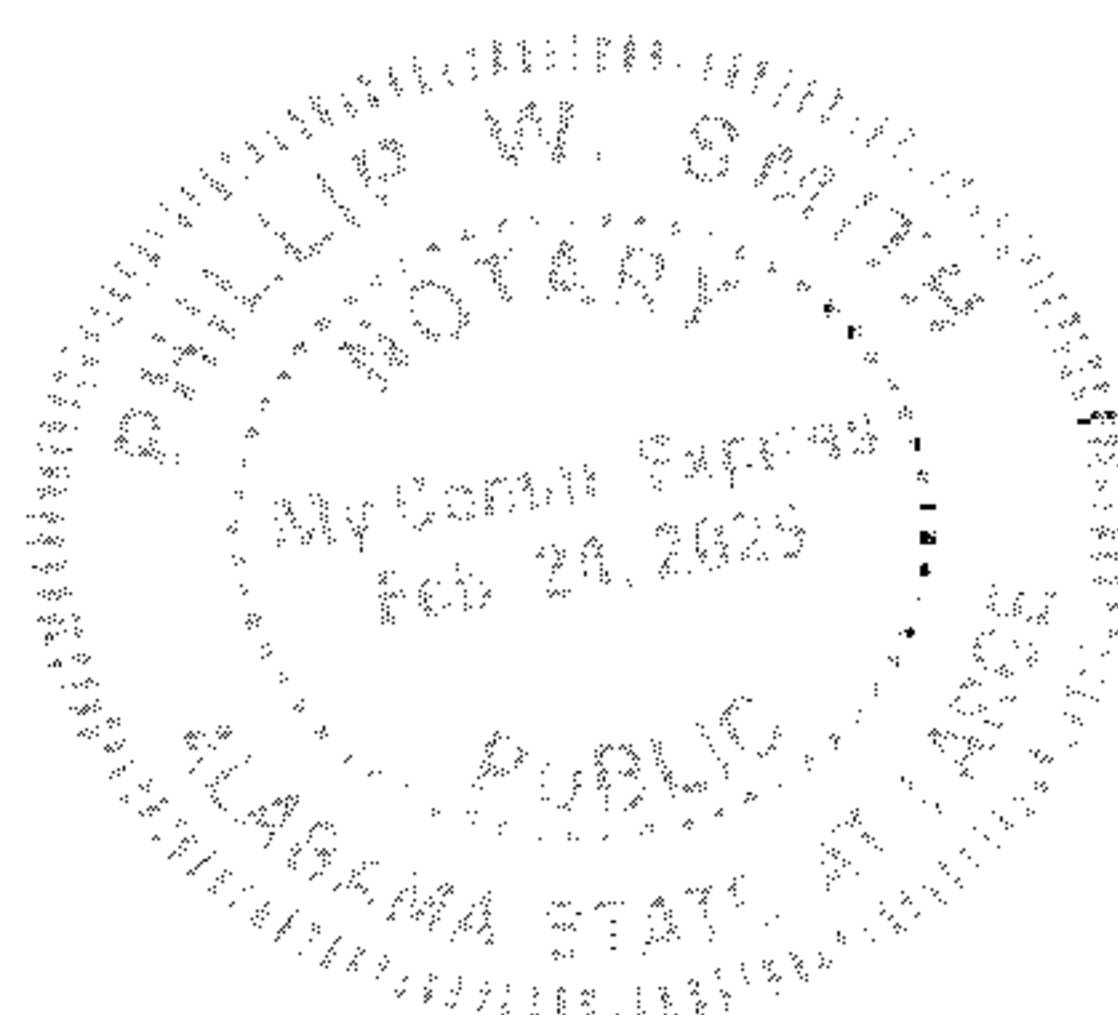
ACKNOWLEDGEMENT


STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Ranelli whose name as Trustee of James C. Ranelli Revocable Trust is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2023.




NOTARY PUBLIC

My Commission Expires: 02/24/2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2023 10:45:01 AM
 \$778.00 PAYGE
 20231002000293280

Allen S. Boyd

Real Estate Sales Validation Form

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

File #: E-5708

Grantor's Name James C. Ranelli Revocable Trust
 Mailing Address 35200 PORTOBELLO ROAD
BIRMINGHAM, AL 35242
 Property Address 5324 Woodford Drive
Birmingham, AL 35242

Grantee's Name Samuel William Hawkins and Terri
Michele Lovett Hawkins
 Mailing Address 5324 Woodford Drive
Birmingham, AL 35242
 Date of Sale September 24, 2023
 Total Purchase Price \$750,000.00
 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
☒ 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 9-29-2023 Print: Phillip W. Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one