

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

Send tax notice to:
Sarah and Preston Hatcher
4852 Keith Dr.
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Seven Thousand Five Hundred and 00/100 Dollars (\$377,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, ERIN J. PENCE DAWSON and PATRICK DAWSON, Wife and Husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SARAH F. HATCHER and PRESTON R. HATCHER, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 2, Block 13, Broken Bow South, as per Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

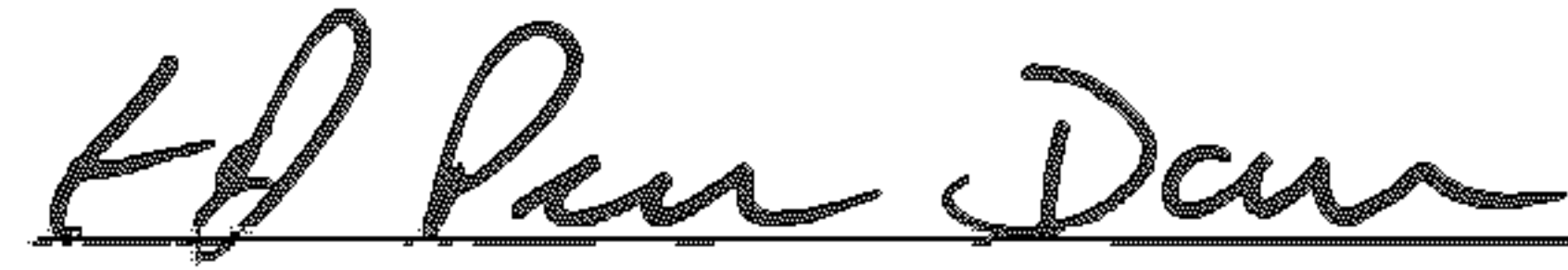
Three Hundred Fifty Eight Thousand Six Hundred Twenty Five and 00/100 Dollars (\$358,625.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Erin J. Pence, the grantee in deed recorded in Instrument No. 20180530000188080, is one and the same person as Erin J. Pence Dawson.

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 heirs, executors, and administrators 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 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 25th day of April, 2024.

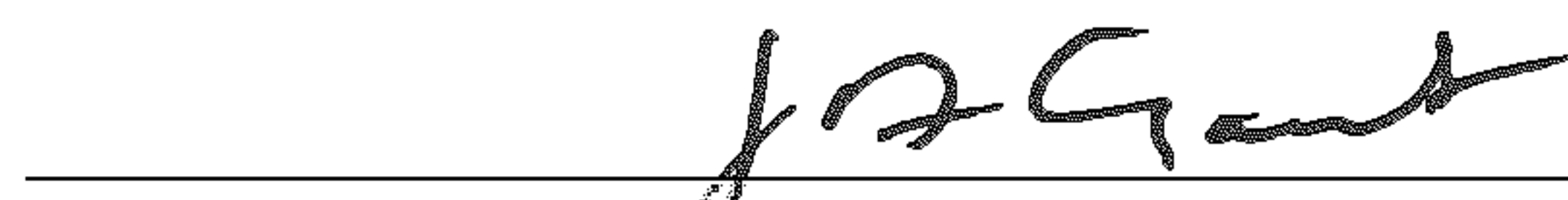

ERIN J. PENCE DAWSON

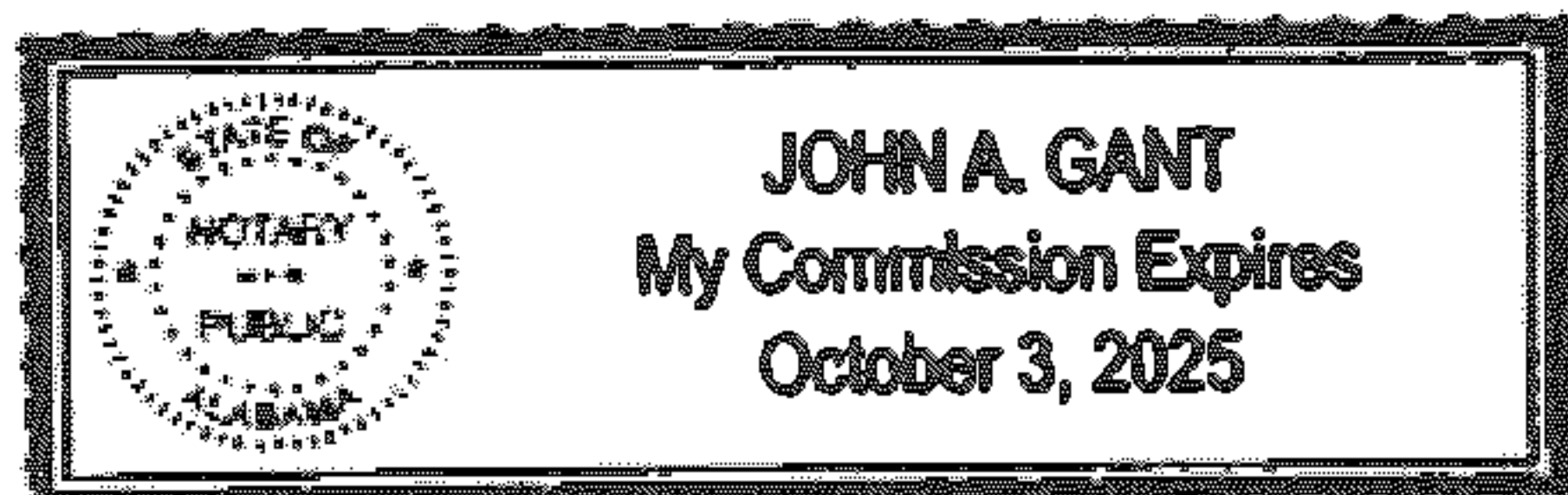

PATRICK DAWSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERIN J. PENCE DAWSON and PATRICK DAWSON, 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 25th day of April, 2024.


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





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/30/2024 08:32:49 AM
 \$47.00 PAYGE
 20240430000124950

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Erin & Patrick Dawson</u>	Grantee's Name	<u>Sarah & Preston Hatcher</u>
Mailing Address	<u>1050 Somerset Ln.</u>	Mailing Address	<u>4852 Keith Dr.</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>4852 Keith Dr.</u>	Date of Sale	<u>4/25/24</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 377,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* 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 4/25/24

Print John A. Gant

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