

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

This instrument was prepared by:

F. Wade Steed, Esq.
DEMPSEY STEED, PC
1740 Oxmoor Road, Suite 100
Homewood, Alabama 35209

Send Tax Notice To:

Patricia Lynn Hawk
5128 Hollow Log Lane
Birmingham, AL 35244-1924



20240607000169450 1/3 \$330.00
Shelby Cnty Judge of Probate, AL
06/07/2024 09:39:59 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

)
)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Patricia Lynn Hawk, Successor Trustee of The Alvin A. Hawk Living Trust, dated August 3, 2015, and any amendments thereto,

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

PATRICIA LYNN HAWK, individually, a single person,

(herein referred to as Grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, the address of which is 5128 Hollow Log Lane, Birmingham, AL 35244-1924, to-wit:

Lot 8, according to the Map and Survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. 2024 ad valorem taxes, a lien not yet due and payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

NOTE:

- This Warranty Deed has been prepared without the benefit of a current survey or title examination, which was not requested or performed by either the Grantor or the Grantee.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion. The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 8th day of May, 2024.

The Alvin A. Hawk Living Trust, dated August 3, 2015

By: Patricia Lynn Hawk
Patricia Lynn Hawk
Its: Successor Trustee



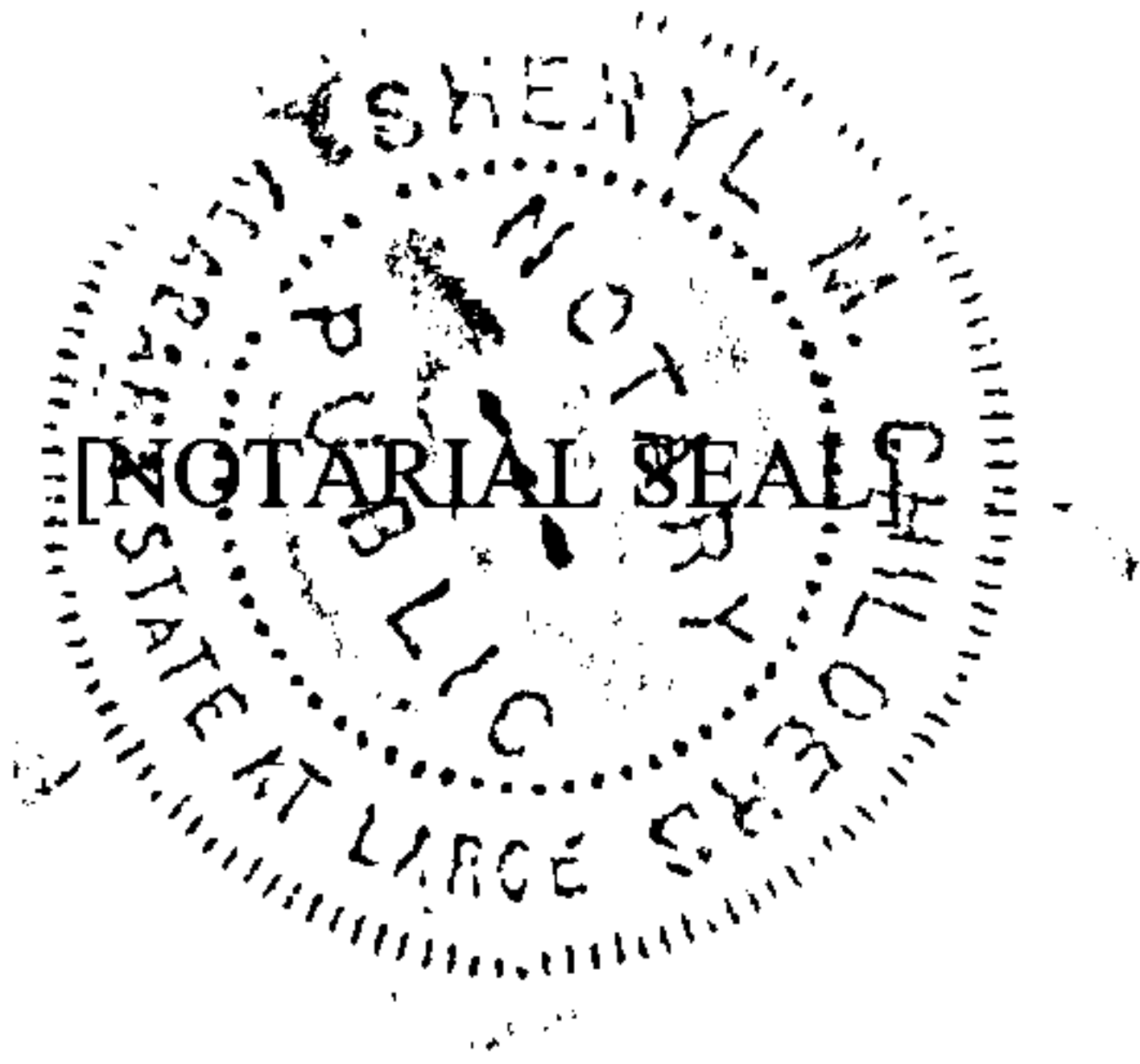
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STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia Lynn Hawk**, whose name as Successor Trustee of The Alvin A. Hawk Living Trust, dated August 3, 2015, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as Successor Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 8th day of May, 2024.



Sheryl M Childers
Sheryl M. Childers
Notary Public for the State of Alabama
My commission expires: March 8, 2026

Real Estate Sales Validation Form



20240607000169450 3/3 \$330.00
Shelby Cnty Judge of Probate, AL
06/07/2024 09:39:59 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name The Alvin A. Hawk Living Trust
August 3, 2015

Mailing Address 5128 Hollow Log Lane
Birmingham, AL 35244-1924

Property Address 5128 Hollow Log Lane
Birmingham, Alabama 35244-1924

Grantee's Name Patricia Lynn Hawk

Mailing Address 5128 Hollow Log Lane
Birmingham, AL 35244-1924

Date of Sale 05/08/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$301,600.00

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: Board of Equalization Notice

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 05/08/2024

Print Patricia Lynn Hawk

☒ Unattested

(verified by)

Sign

Patricia Lynn Hawk

(Grantor/Grantee/Owner Agent) circle one

Form RT-1