

SEND TAX NOTICE TO:

Shayden Simpson and Emma Simpson
124 Robin Street
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$255,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mark Hawkins and Dina Hawkins, husband and wife**, whose address is 400 Alicia Street Albertville AL. 35950 (hereinafter "Grantor", whether one or more), by **Shayden Simpson and Emma Simpson**, whose address is 124 Robin Street Calera AL. 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Shayden Simpson and Emma Simpson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **124 Robin Street, Calera, AL 35040 to-wit:**

Lot 125, according to the Final Plat of Nottingham Phase 3, as recorded in Map Book 35, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$235,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of July, 2024.

Mark Hawkins by Dina Hawkins, his Attorney-in-Fact
 Mark Hawkins by Dina Hawkins, his Attorney-In-Fact

Dina Hawkins
 Dina Hawkins

STATE OF ALABAMA

COUNTY OF Marshall

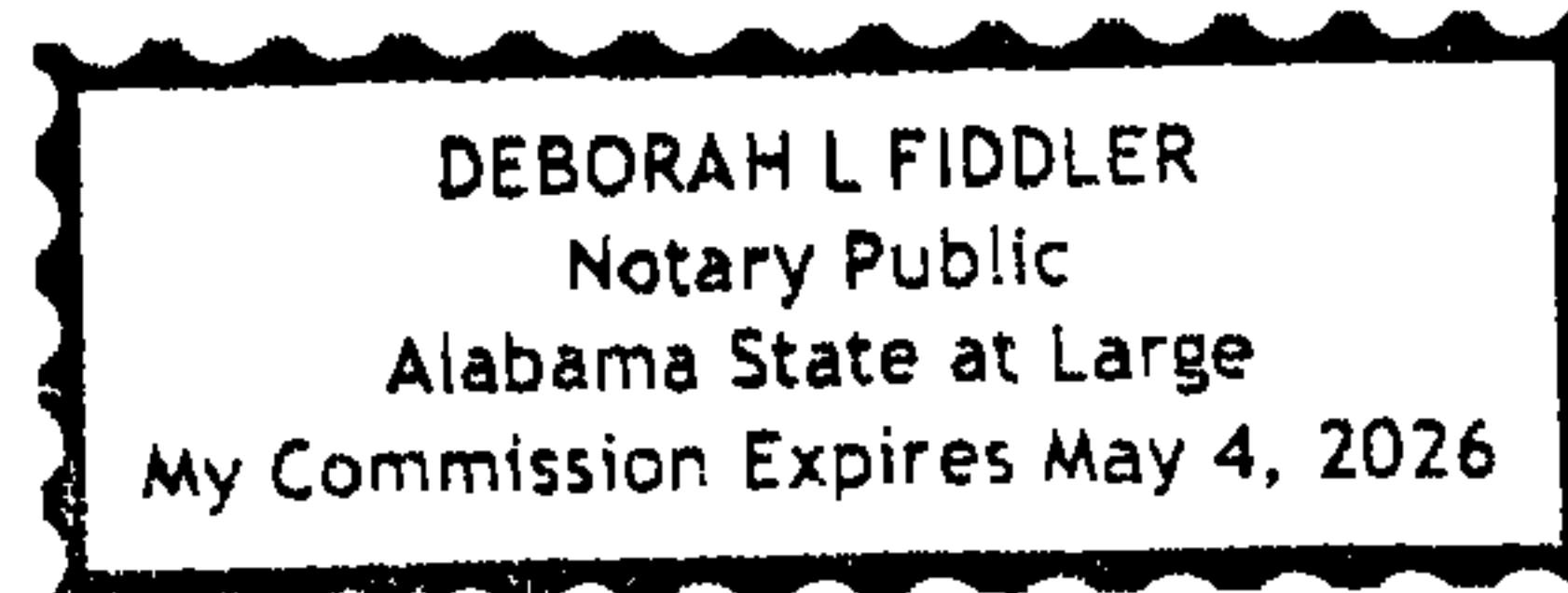
I, the undersigned Notary Public in and for said County and State, hereby certify that Dina Hawkins, whose name as Attorney-In-Fact for Mark Hawkins, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2024.

Deborah L Fiddler
 Notary Public

Print Name: Deborah L Fiddler

My Commission Expires: May 4th 2026



STATE OF ALABAMA

COUNTY OF Marshall

I, the undersigned Notary Public in and for said County and State, hereby certify that Dina Hawkins, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2024.

Deborah L Fiddler
 Notary Public

Print Name: Deborah L Fiddler

My Commission Expires: May 4th 2026

