

## WARRANTY DEED

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Joseph Hawkins  
217 KINROSS CIRCLE  
PELHAM AL 35124

Know all men by these presents:

That in consideration of FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$ 495,000.00 )  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof  
is acknowledged, I or we, Benjamin A. McMillan and wife, Jillian McMillan  
Married(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Joseph  
Hawkins (herein referred to as grantee, whether one or more), the following described real estate, situated  
in SHELBY County, Alabama, to-wit:

Lot 2413, according to the Map of Kinross Highlands at Ballantrae, as recorded in Map Book 52,  
Page 53, in the Probate Office of Shelby County, Alabama.

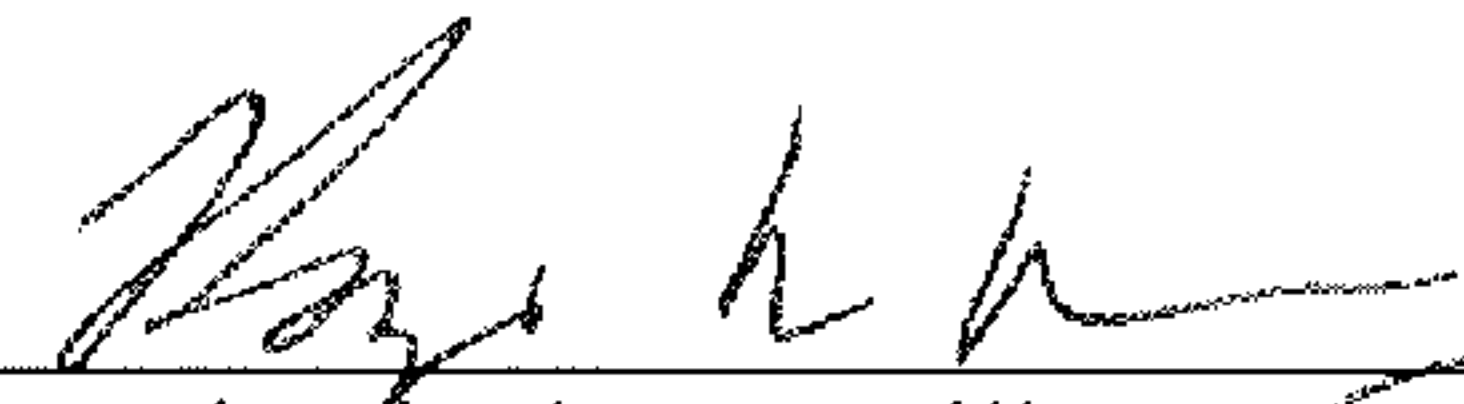
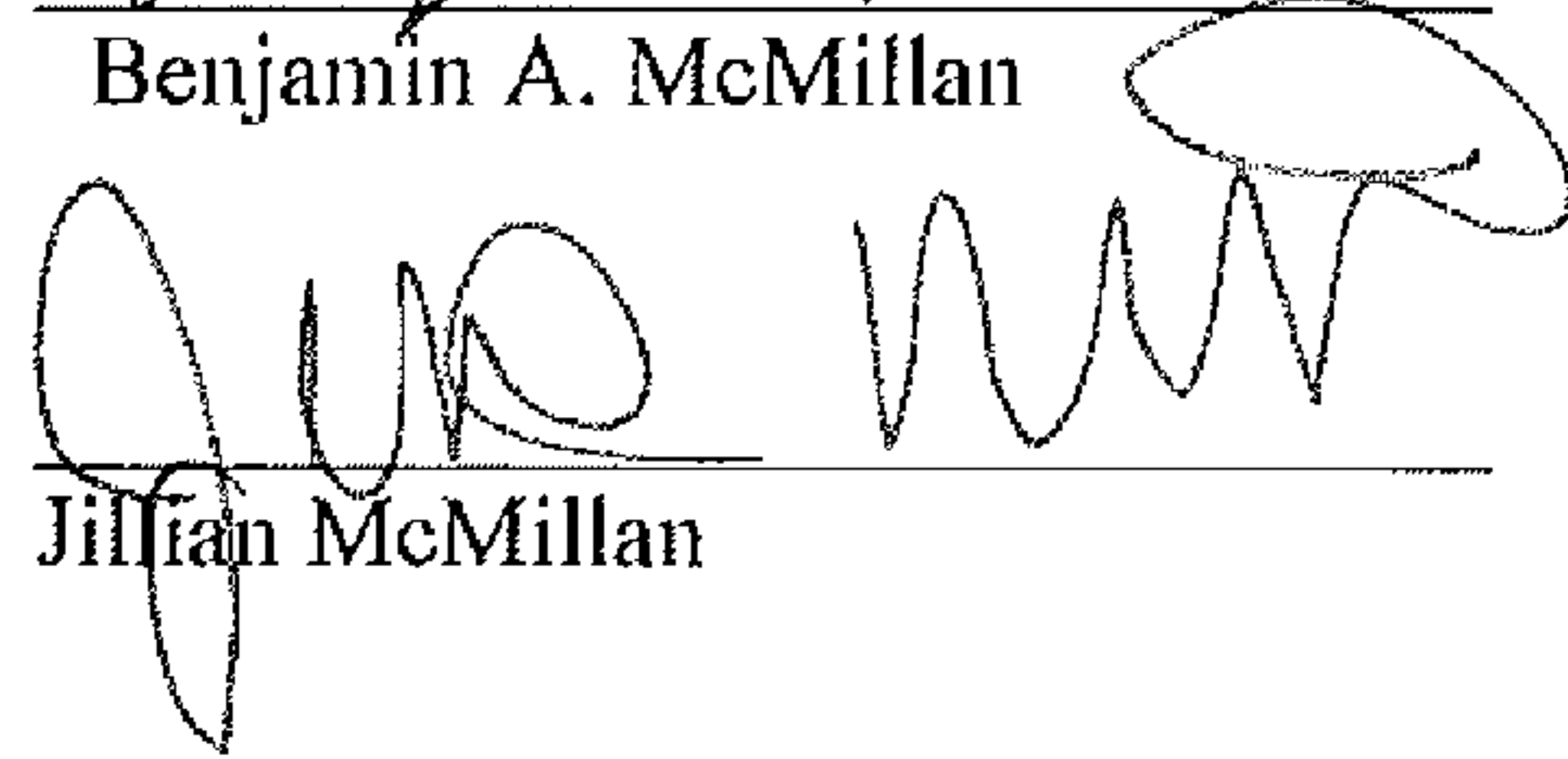
Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$495,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously  
herewith

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

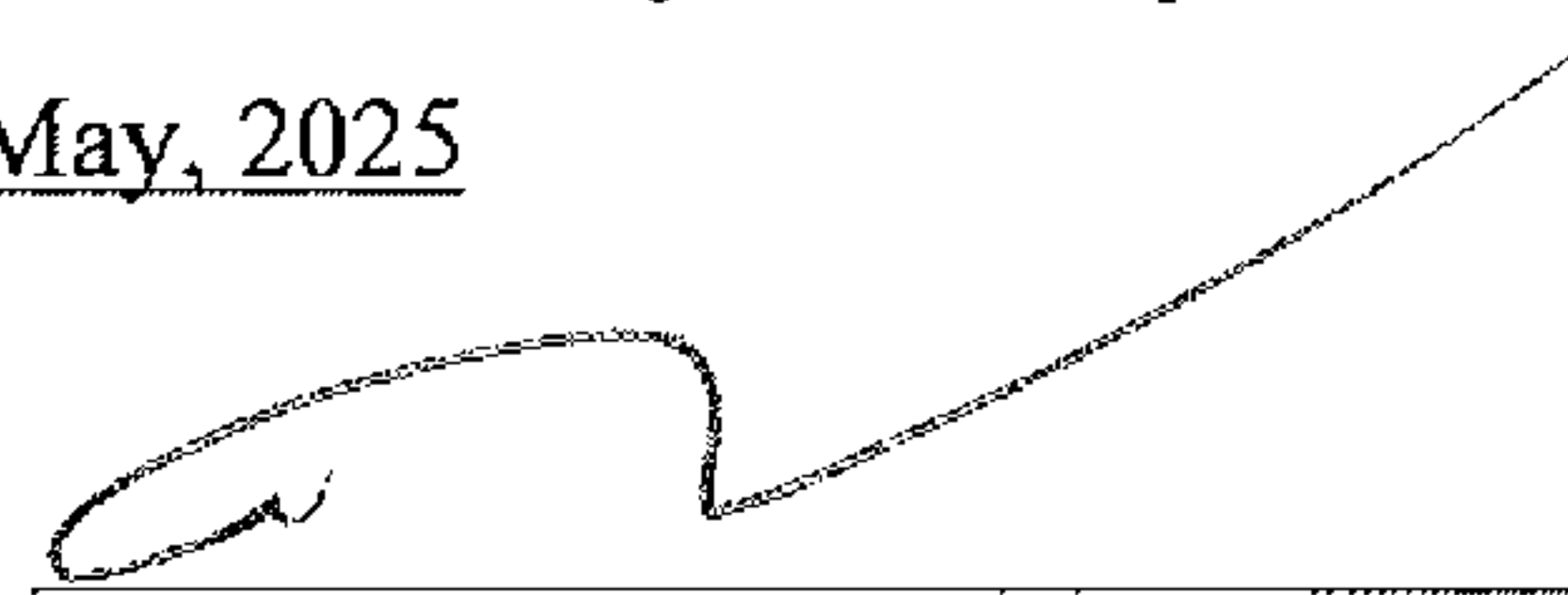
IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 8th day of May, 2025

  
Benjamin A. McMillan  
  
Jillian McMillan

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Benjamin A. McMillan and Jillian McMillan whose name(s) is/are signed to the foregoing conveyance, and who is/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 8th day of May, 2025



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1320 Alford Ave Ste 102  
Birmingham, AL 35226

