

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Matthew Graham Hawkins
844 Dorrough Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

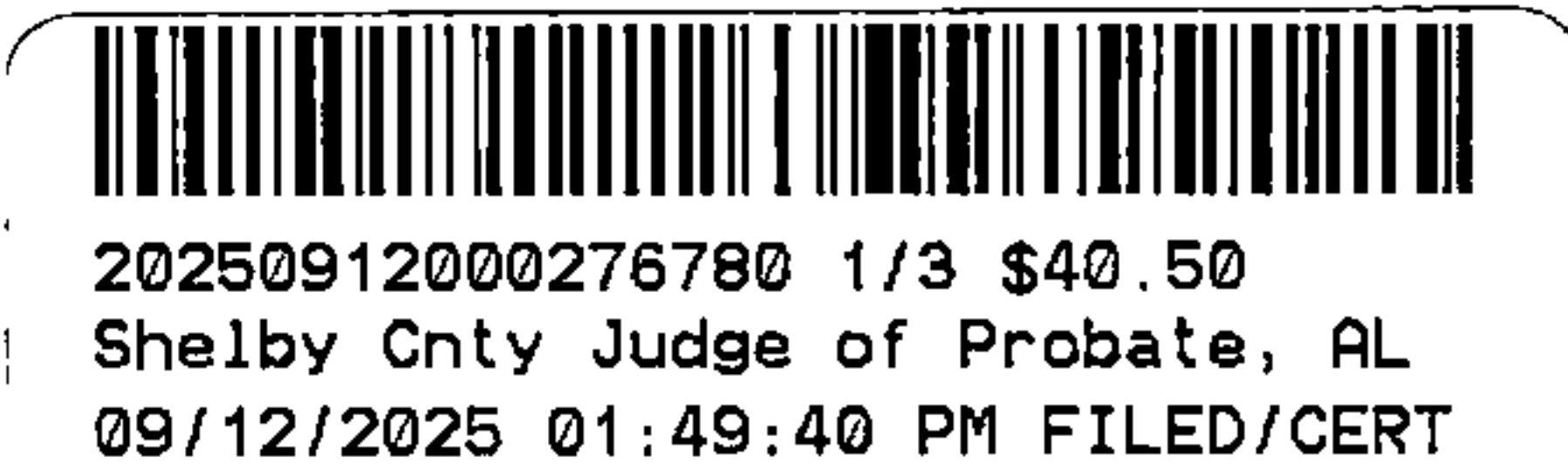
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **One Thousand and NO/100 DOLLARS (\$1,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Diane Steele, a married woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Matthew Graham Hawkins and Shannon E. Hawkins, husband and wife, as joint tenants with right of survivorship*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit “A” for legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025
- 2. Easements, restrictions, rights of way, and permits of record.



No part of the homestead of grantor or spouse

TO HAVE AND TO HOLD Unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

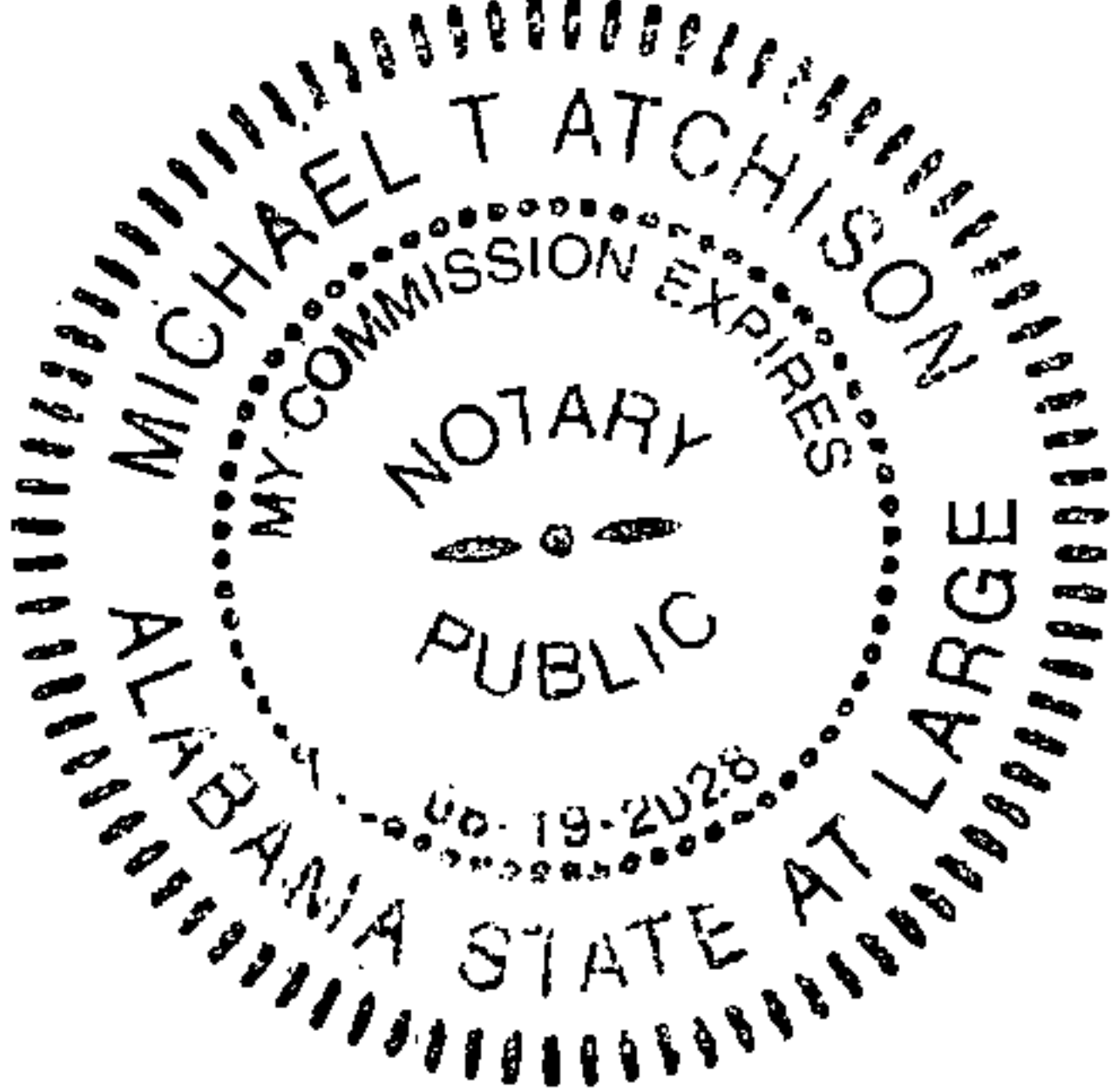
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of September, 2025.

Diana Steele

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Diana Steele***, 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 12th day of September, 2025.

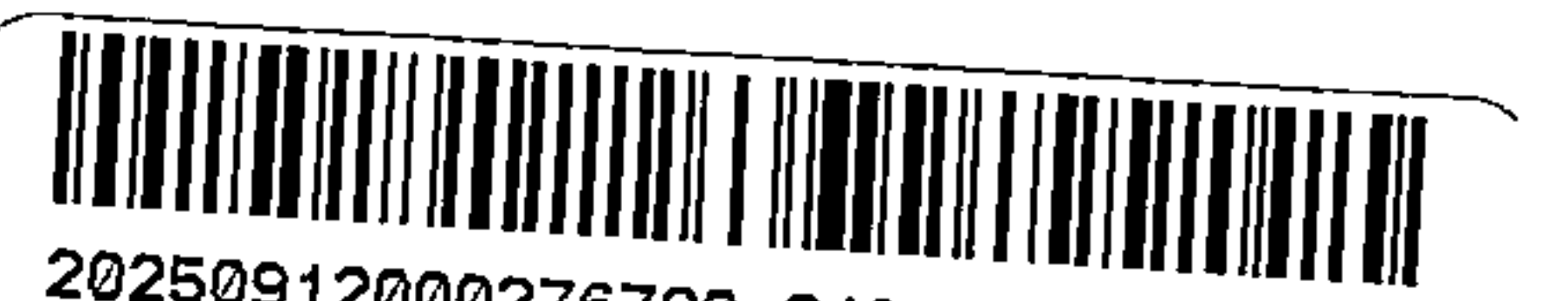


Notary Public
My Commission Expires: 8-19-28

PARCEL 2:

A parcel of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of above said $\frac{1}{4}$ - $\frac{1}{4}$, said point being the point of beginning; thence South 88 degrees 26 minutes 00 seconds East, a distance of 126.25 feet to a point on the Northwesternly right of way line of Tatum Road (prescriptive right of way); thence North 44 degrees 37 minutes 56 seconds East and along said right of way, a distance of 251.51 feet to a point, said point being the beginning of a non-tangent curve to the right, having a radius of 305.14 feet, a central angle of 04 degrees 51 minutes 12 seconds, and subtended by a chord which bears North 43 degrees 13 minutes 31 seconds East, and a chord distance of 25.83 feet; thence along the arc of said curve and said right of way line, a distance of 25.83 feet; thence North 89 degrees 02 minutes 00 seconds West and leaving said right of way line, a distance of 327.62 feet; thence South 02 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to the point of beginning.



20250912000276780 2/3 \$40.50
Shelby Cnty Judge of Probate, AL
09/12/2025 01:49:40 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Diana Steele
Mailing Address 4495 Yates Rd
Cross Plains TN
37049

Grantee's Name Matthew Graham Hawkins
Mailing Address 844 Dorough Rd
Columbiana, AL 35051

Property Address 912 Dorough Rd
Columbiana, AL 35051

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 12,400.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ Closing Statement

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 9/12/25

Print Diana Steele

☐ Unattested

Sign

Diana Steele

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1