

Send Tax Notice to:
Luis Portillo-Alvarez and Maria
Elena Alvarenga
9075 Hwy 155
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-9677**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Edna Faye Hawkins, an unmarried person, and Timothy Paul Hawkins, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

24 Hawkins Drive, Montevallo, AL 35115

by **Luis Portillo-Alvarez and Maria Elena Alvarenga (herein referred to as "Grantee," whether one or more)**, whose mailing address is

9075 Hwy 155, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **9075 Hwy 155, Montevallo, AL 35115**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

The property herein conveyed does not constitute the homestead of Timothy Paul Hawkins, nor that of his spouse, neither is it contiguous thereto.

\$162,011.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 7th day of October, 2025

Edna Faye Hawkins
Edna Faye Hawkins

Timothy Paul Hawkins
Timothy Paul Hawkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Edna Faye Hawkins, Timothy Paul Hawkins and whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2025.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027

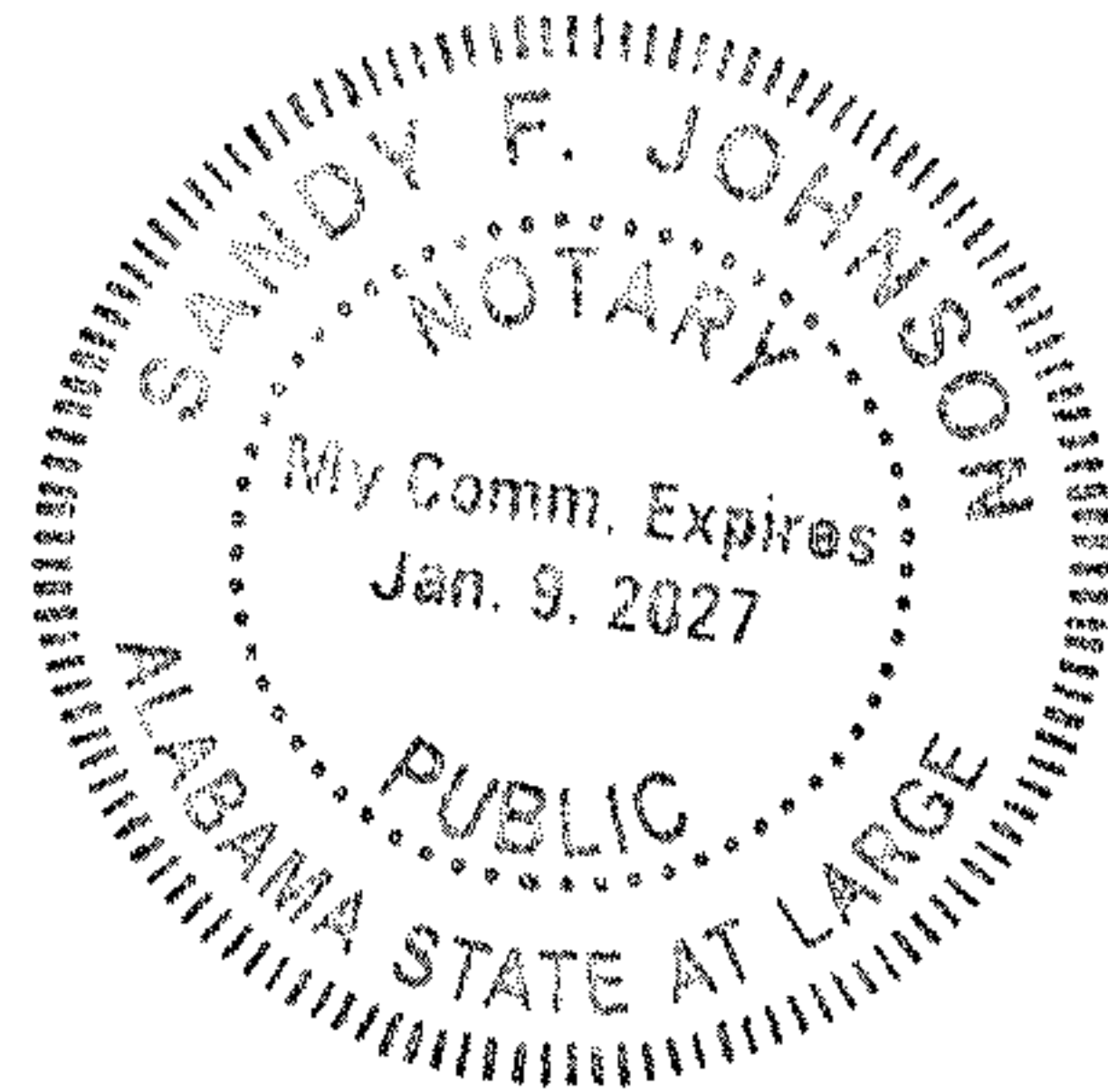
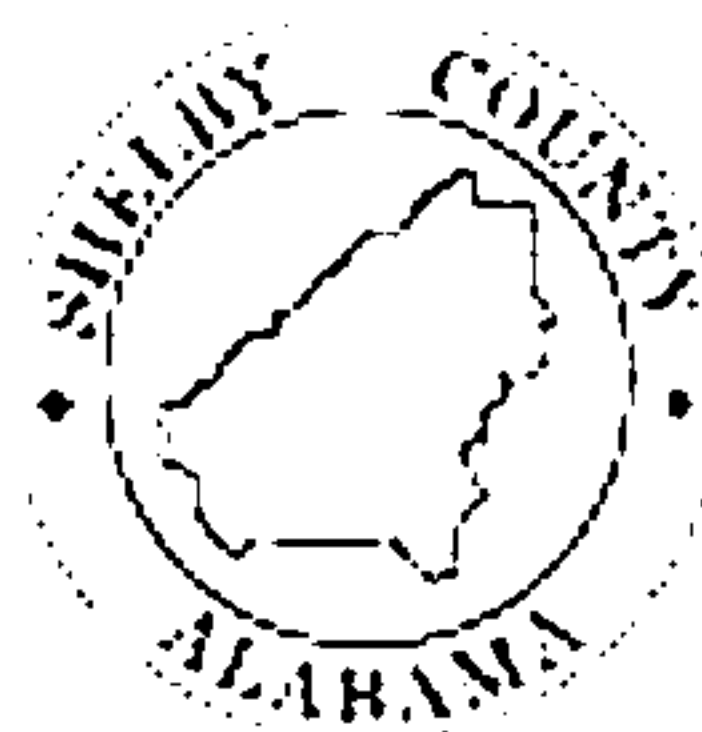


EXHIBIT A

Property 1:

Lot 3A, according to the Resurvey of Lot 2A and Lot 3 of Hawkins Family Subdivision, as recorded in Map Book 54, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with a 1999, Cavalier, Crescent, Manufactured Home, with Serial Number 32570BA & VINs ALCA0199552S32570A & ALCA0199552S322570B, which has been permanently affixed to the land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2025 10:26:05 AM
\$31.00 JOANN
20251009000311620

Alli S. Bayl