

**This instrument was prepared by:**

Matthew Kidd  
Kidd and Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**

Hanna M. Tyler and Mathew S. Beaton  
2046 Hidden Forest Lane  
Montevallo, AL35115

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

**Shannon Lilly Hawkins, an unmarried woman,**

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

**Hanna M. Tyler and Mathew S. Beaton**

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 103, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.**

**NOTE: Shannon Lilly Hawkins is the surviving grantee of the deed recorded in Instrument No. 20060928000483170. W. Darrell Lilly having died on or about December 15, 2013. Shannon Lilly Hawkins is one and the same as Shannon M. Lilly**


**SUBJECT TO ALL MATTERS OF RECORD**

**\$220,924.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

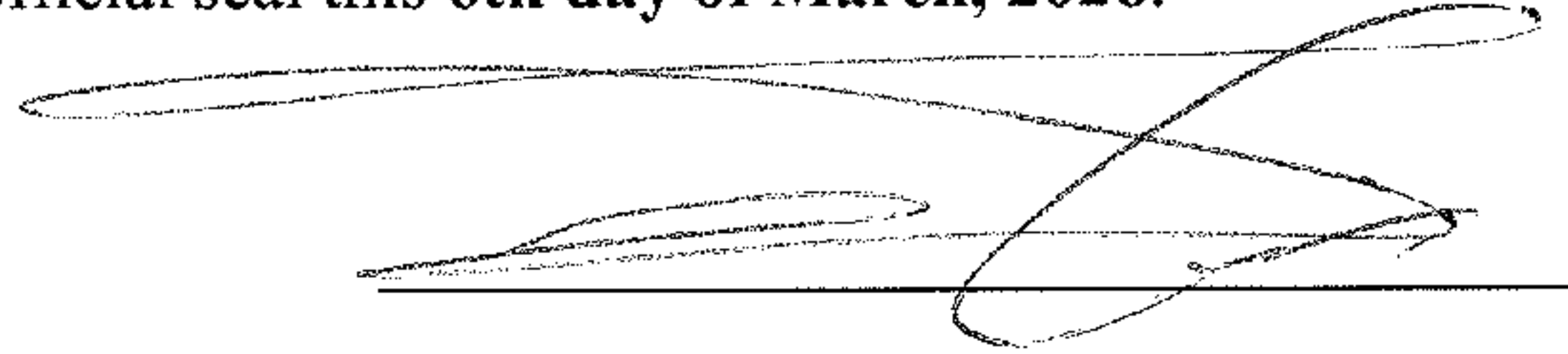
IN WITNESS WHEREOF, we have hereunto set our hand and seal this 6th day of March, 2026.

  
Shannon Lilly Hawkins

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Shannon Lilly 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **6th day of March, 2026.**



Notary Public

My Commission Expires:



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Shannon Lilly Hawkins</u>	Grantee's Name	<u>Hanna M. Tyler and Mathew S. Beaton</u>
Mailing Address	<u>2008 Princeton Circle Montevallo AL 35115</u>	Mailing Address	<u>2046 Hidden Forest Lane Montevallo, AL 35115</u>
Property Address	<u>2046 Hidden Forest Lane Montevallo, AL 35115</u>	Date of Sale	<u>03/06/2026</u>
		Total Purchase Price	<u>\$225,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 3/11/2026

Print Mathew S. Beaton

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/09/2026 09:33:53 AM**  
**\$32.50 BRITTANI**  
**20260309000066940**

**Form RT-1**

*Mathew S. Beaton*