

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

James Timothy Genry and
Susan Genry
Send Tax Notice to: _____
(Name) _____
(Address) 1612 Mission Hills Rd.
Montevallo, AL 35115
MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert Eugene Hawkins, an unmarried man and Chandra Ruth Hawkins Kendall, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto James Timothy Genry and wife, Susan Genry (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County Alabama to-wit:

A parcel of land in the NW 1/4 of SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Northerly along the West line of said 1/4 1/4 Section 460.45 feet to a point on the Southerly right of way line of Shelby County Highway No. 80; thence turn 76 deg. 31 min. 45 sec. right and run Northwesterly 308.45 feet; thence turn 4 deg. 23 min. 29 sec. right and run 196.04 feet to a point; thence turn 2 deg. 31 min. 10 sec. right and run 142.96 feet; thence turn 86 deg. 02 min. 48 sec. right and run 318.28 feet to the point of beginning of the property being described; thence continue Southerly along last described course 205.58 feet; thence turn 97 deg. 04 min. 34 sec. right and run Westerly 205.79 feet; thence turn 72 deg. 37 min. 37 sec. right and run Northwesterly 79.18 feet; thence turn 9 deg. 56 min. 43 sec. left and run 43.91 feet; thence turn 11 deg. 08 min. 05 sec. right and run 28.06 feet; thence turn 19 deg. 03 min. 13 sec. right and run Northerly 53.04 feet; thence turn 84 deg. 45 min. 21 sec. right and run Easterly 229.62 feet to the point of beginning; being situated in Shelby County, Alabama.

REFERENCE IS HEREBY MADE TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HERewith, AS THE HEIRSHIP AFFIDAVIT.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTOR DESIGNATED HEREIN, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

THIS IS A CORRECTIVE DEED, INTENDED TO CORRECT ANY DEFECTS IN THAT CERTAIN DEED RECORDED WITHIN INSTRUMENT NUMBER 1993-13761, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 30th day of May, 19 97

07/31/1997-24101
03:42 PM
SHELBY COUNTY JUDGE OF PROBATE
14.50
STATE OF ALABAMA
SHELBY COUNTY

Inst # 1997-24101

(Seal) _____
(Seal) _____
(Seal) _____

Robert Eugene Hawkins (Seal)
Robert Eugene Hawkins
Chandra Ruth Hawkins Kendall (Seal)
Chandra Ruth Hawkins Kendall

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, _____, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Eugene Hawkins and Chandra Ruth Hawkins Kendall whose names are signed to the foregoing conveyance, and who 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 30th day of May A.D. 19 97

9/97 My Commission Expires _____
M A S Notary Public

Inst # 1997-24101

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT
EXHIBIT "A"

COME NOW Robert Eugene Hawkins, and Chandra Ruth Hawkins Kendall, as the Affiants herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That both Affiants have personal knowledge of the facts stated herein.

2. On or about the 10th day of May, 1993, Robert Eugene Hawkins conveyed certain real estate to James Timothy Genry and wife, Susan Genry, pursuant to Deed recorded at Instrument Number 1993-13761, in the Office of the Probate Judge, Shelby County, Alabama. Such Deed was defective in that such Deed did not recite the marital status of the Grantor, neither did such Deed contain the signature of the wife of the Grantor, to-wit, Mary T. Hawkins, hereinafter designated as "deceased spouse", who was living at the time that such conveyance was made.

3. The above designated deceased spouse died on or about the 4th day of January, 1996, and at the time of the decease of said deceased spouse, she was an inhabitant of Shelby County, Alabama.

4. Affiants further state that, at the time of the deceased spouse's death, she was survived only by Robert Eugene Hawkins, as her surviving spouse, and Chandra Ruth Hawkins Kendall, as her surviving daughter. Other than the survivors hereinabove designated, the deceased spouse left no other survivors to succeed her. The names and addresses, inclusive of the states of mind of the survivors are hereinafter designated:

Robert Eugene Hawkins
115 Moody Street
Apt. #1

Montevallo, Alabama 35115

Surviving Spouse, over the age of nineteen (19) years, and of sound mind.

Chandra Ruth Hawkins Kendall
912 7th Ave. NW
Alabaster AL 35007

Surviving daughter, over the age of nineteen (19) years, and of sound mind.

5. The deceased spouse left no other children, natural, or adopted, to survive her, and there are no other lineal heirs who would be entitled to share in her estate.

6. The deceased spouse died intestate, and her estate has not been submitted for probate, within any court, and none is anticipated; furthermore, all debts and charges against the estate of the deceased spouse have been fully satisfied.

Robert Eugene Hawkins
Robert Eugene Hawkins

Chandra Ruth Hawkins Kendall
Chandra Ruth Hawkins Kendall

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 30th day of May, 1997.

[Signature]
Notary Public
My commission expires: 9/97

Inst # 1997-24101

07/31/1997-24101
03:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.50