

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: Timothy P. Hawkins

(Name) and Loretta M. Hawkins

(Address) 9109 Highway 155

Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY THOUSAND and 00/100, (\$20,000.00)**, ----- **DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

MARK HAWKINS, a married man

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

TIMOTHY P. HAWKINS and wife, LORETTA M. HAWKINS

(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 being a part of Lot 2A of a resurvey of Lots 1 and 2 of Hawkin's Family Subdivision, as recorded in Map Book 38, Page 5, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence N 86 degrees, 26 minutes, 59 seconds W a distance of 579.63 feet; thence N 34 degrees, 43 minutes, 42 seconds W, a distance of 237.52 feet to the point of beginning, said point being the Southwest corner of above said Lot 1; thence N 34 degrees, 42 minutes, 33 seconds W, a distance of 174.90 feet; thence N 55 degrees, 09 minutes, 09 seconds E a distance of 487.22 feet to a point on the Southwesterly right of way line of Alabama Highway 155, 100' right of way said point also being the beginning of a curve to the left, having a radius of 1960.61, a central angle of 05 degrees, 11 minutes, 03 seconds, and subtended by a chord which bears S 44 degrees 25 minutes, 00 seconds E, a chord distance of 177.34 feet; thence along the arc of said curve and along said right of way line, a distance of 177.40 feet; thence S 55 degrees, 08 minutes, 59 seconds W and leaving said right of way line, a distance of 517.12 feet to the point of beginning.

SUBJECT TO:

- TAXES FOR 2007 AND SUBSEQUENT YEARS.
- EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON THE RECORDED MAP.
- TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
- RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 131, PAGE 457 AND VOLUME 181, PAGE 431.



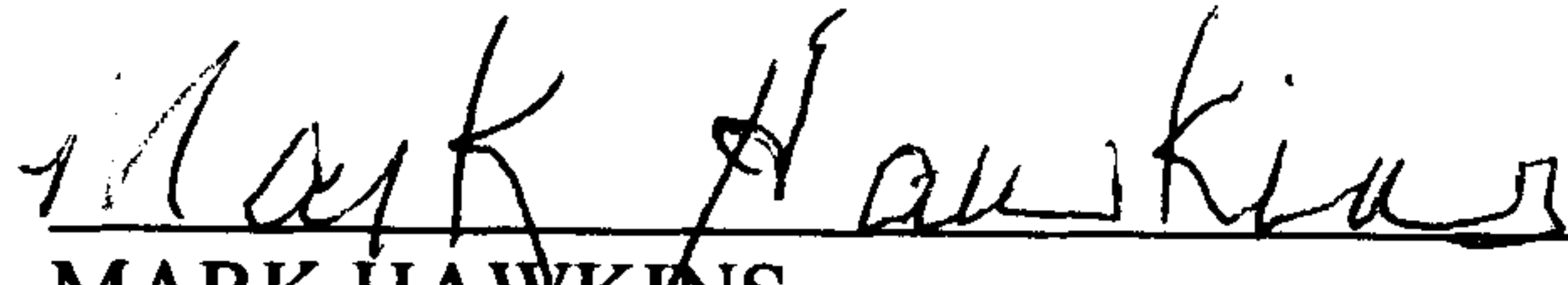
20070110000014540 2/2 \$34.00
Shelby Cnty Judge of Probate, AL
01/10/2007 09:55:21AM FILED/CERT

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 9th day of January, 2007.


MARK HAWKINS


Shelby County, AL 01/10/2007
State of Alabama

Deed Tax: \$20.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MARK 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 executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 9th day of January, 2007.


Notary Public
My Commission Expires: 8/13/09