

State of Alabama 180 PAGE 238

SHELBY

County

Know All Men By These Presents.

That in consideration of FIFTY and no/100----- DOLLARS

to the undersigned grantor Anaias Pierce

in hand paid by William Howard Hawkins and Louise Marie Hawkins (husband and wife)

the receipt whereof is acknowledged we the said Anaias Pierce and wife, Ella Mae Pierce

do grant, bargain, sell and convey unto the said William Howard Hawkins and Louise Marie Hawkins

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

A portion of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, described as follows: Begin at the Southeast corner of said forty; thence South 88 degrees 30' West 588.9 feet to an iron pipe on the Western right of way line of what is known as the Harpersville Road; thence an angle of 99 degrees 50' to the right 75 feet to the point of beginning of the lot herein conveyed; thence 99 degrees 50' to the left 156 feet; thence 124 degrees to the right 210 feet; thence 56 degrees to the right 156 feet to the West right of way line of said Harpersville Road; thence along the West right of way line of said road 124 degrees to the right 210 feet to the point of beginning. Containing .624 acres, more or less. Except public road rights of way.

TO HAVE AND TO HOLD Unto the said William Howard Hawkins and Louise Marie Hawkins

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 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,

this 2nd day of June, 1956.

WITNESSES:

Anaias Pierce (Seal.)

Ella Mae Pierce (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Handy Ellis

State at large for Alabama  
hereby certify that Anaias Pierce and wife, Ella Mae Pierce, a Notary Public in and for said County, in said State, 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 2nd day of June

Handy Ellis  
State at Large for Alabama  
As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 2 day of June 1956 at 8 o'clock A.M. and recorded in Book 180 Page 238 and the mortgage tax of \$20 Deed Tax of \$20 has been paid.

Judge of Probate

Public