

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama }
SHELBY County }49
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred and no/100 (\$4,500.00) DOLLARS

to the undersigned grantors Hugh B. Dubose and wife, Grace E. Merrill Dubose

in hand paid by James V. Hawkins and Marjorie Ann Hawkins

the receipt whereof is acknowledged we the said Hugh B. Dubose and Grace E. Merrill Dubose

do grant, bargain, sell and convey unto the said James V. Hawkins and Marjorie Ann Hawkins

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

Shelby County, Alabama, to-wit:

Lot 24, according to the map and plat of Cahaba River Estates, as recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama. (Being the same as Lot 24, according to the map and plat of Cahaba River Estates, as recorded in Map Book 17, Page 64, in the Birmingham, Division and in Map Book 3, Pages 32 and 33, in the Bessemer Division, of the Office of the Judge of Probate of Jefferson County, Alabama.)

Also Lot 25, according to the map and plat of Cahaba River Estates, as recorded in Map Book 3, pages 32 and 33, in the Bessemer Division and in Map Book 17, page 64, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Minerals and mining rights excepted as to all the above described property.

TO HAVE AND TO HOLD Unto the said James V. Hawkins and Marjorie Ann 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 hands and seal, this 16th day of April, 1958.

WITNESSES:

Hugh B. Dubose (Seal.)

Grace E. Merrill Dubose (Seal.)

(Seal.)

(Seal.)

State of Alabama }
JEFFERSON COUNTY }

RECEIVED FROM THE REC'D.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh B. Dubose and wife, Grace E. Merrill Dubose 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

16th day of April, 1958.

Alex Walker

Notary Public.

(2d fl in Jeff. Co. 4-50)

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 3 day of Oct., 1958, at 10 o'clock A.M. and recorded in Deed Book 195, Page 550 and the same is indexed.

No. 20-26