

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

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND ONE HUNDRED AND NO/100 - - - - - DOLLARS

to the undersigned grantors, James V. Hawkins and Marjorie Ann Hawkins

in hand paid by B. A. Douglas, Jr. and Sue R. Douglas

the receipt whereof is acknowledged we, the said James V. Hawkins and Marjorie Ann Hawkins

do grant, bargain, sell and convey unto the said B. A. Douglas, Jr. and Sue R. Douglas

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.

Minerals and mining rights excepted.

Subject to easement for roadway as shown by the recorded map of said property.

TO HAVE AND TO HOLD Unto the said B. A. Douglas, Jr. and Sue R. Douglas,

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 seals,

this 24th day of February, 1960.

WITNESSES:

James V. Hawkins (Seal.)
James V. Hawkins
Marjorie Ann Hawkins (Seal.)
Marjorie Ann Hawkins

State of ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James V. Hawkins and Marjorie Ann Hawkins 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 24th day of February, 1960.

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 26 day of Feb 1960 at 8 M. o'clock and recorded in Book 207 at page 607 on the 1 day of Mar 1960. Mortgage Tax Deed Tax 3.50 has been paid.

Conrad M. Fowler