

2175

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty and No/100 (\$250.00) Dollars, and other valuable consideration, to the undersigned grantors; Ella Kate Hawkins Broome and husband, Olin J. Broome, Robert L. Hawkins and wife, Emily Hawkins, Jasper E. Hawkins, a single man, Paul M. Hawkins and wife, Faye Hawkins, Lanett E. Beasley and husband, Bobbie E. Beasley, and James T. Hawkins, a single man, in hand paid by Arthur A. Hawkins, Jr. and Charles E. Ford, the receipt whereof is acknowledged, we the said Ella Kate Hawkins Broome and husband, Olin J. Broome, Robert L. Hawkins and wife, Emily Hawkins, Jasper Hawkins, a single man, Paul M. Hawkins and wife, Faye Hawkins, Lanett E. Beasley and husband, Bobbie E. Beasley, and James T. Hawkins, a single man, do grant, bargain, sell and convey unto the said Arthur A. Hawkins, Jr. and Charles E. Ford as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:



A tract of land situated in the S $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, more specifically described as follows: Commencing at the Southeast corner of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 2, Township 21 South, Range 3 West, and run North 629.2 feet; thence run West 100 feet to point of beginning of the land herein conveyed; thence continue West 100 feet; thence run South 190 feet; thence run East 100 feet; thence run North 190 feet to point of beginning.

TO HAVE AND TO HOLD UNTO the said Arthur A. Hawkins, Jr. and Charles E. Ford, as joint tenants in common, 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) if the one grantee herein survives the other then the entire interest in fee simple shall pass to the surviving grantees, 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

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convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to 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 the 27 day of December, 1960.

Ella Kate Hawkins Broome (Seal)

Olin J. Broome (Seal)

Robert L. Hawkins (Seal)

Emily Hawkins (Seal)

Jasper E. Hawkins (Seal)

Paul M. Hawkins (Seal)

Edna Faye Hawkins (Seal)

Bobby E. Beasley (Seal)

Laura E. Beasley (Seal)

James T. Hawkins (Seal)

STATE OF ALABAMA )

SHELBY COUNTY )

I, A. H. Albright, a Notary Public in and for said County, in said State, hereby certify that Ella Kate Hawkins Broome and husband, Olin J. Broome, Robert L. Hawkins and wife, Emily Hawkins, Jasper E. Hawkins, Paul M. Hawkins and wife Faye Hawkins, and James T. 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 27<sup>th</sup> day of

December, 1960.

A. H. Albright (Seal)  
Notary Public



STATE OF FLORIDA )

COUNTY )

*Orange*

I, *Edwin L. Wagner*, a Notary Public in and for said County, in said State, hereby certify that Lanett E. Beasley and husband, Bobbie E. Beasley, 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 the *16<sup>th</sup>* day of *January*, 19*61*.

*Edwin L. Wagner*  
Notary Public

My commission expires

Notary Public, State of Florida at Large,  
My Commission Expires August 4, 1964.

FILED 16 FEBRUARY 1961

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 *16<sup>th</sup>* day of *February*, 19*61* at *11* M. o'clock and recorded in *116* Book *214* at page *69* on the *21* day of *February*, 19*61*.  
Mortgage Tax        Deed Tax *201* has been paid.

*Conrad M. Fowler*  
Judge of Probate