

State of Alabama

Shelby County

Know All Men By These Presents.

That in consideration of

DOLLARS

to the undersigned grantor Anaias Pierce

in hand paid by William Howard Hawkins and wife, Louise Marie Hawkins,

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:

From the Southwest corner of Section 36, Township 20 South, Range 3 West, run Easterly along the South boundary line of the said Sec. 36, Twp. 20S., R. 3W. for 745.03 feet, more or less, to a point on the center line of County Road No. 11; Thence turn an angle of 71 Degrees, 42 Minutes to the left and run Northeasterly 78.60 feet; Thence turn an angle of 108 Degrees, 18 Minutes to the left and run Westerly 156.0 feet to the point of beginning of the land herein described and conveyed; Thence continue Westerly along the same course 54.0 feet; Thence turn an angle of 124 Degrees, 00 Minutes to the right and run Northeasterly 235.3 feet to a point in the center of a ditch; Thence turn an angle of 49 Degrees, 00 Minutes, 40 Seconds to the right and run Northeasterly up along the center of said ditch 230.65 feet; Thence turn an angle of 130 Degrees, 59 Minutes, 20 Seconds to the right and run Southwesterly 58.75 feet; Thence turn an angle of 56 Degrees, 00 Minutes to the right and run Westerly 156.0 feet; Thence turn an angle of 56 Degrees, 00 Minutes to the left and run Southwesterly 210.4 feet, more or less, to the point of beginning.

This land being a part of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, and being 0.382 acres, more or less.

EXCEPTING However, from the above described land the Right of Way of County Road No. 11, as now located.

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 hands and seal,

this day of

WITNESSES:

Anaias Pierce (Seal.)

Ella Mae Pierce (Seal.)

(Seal.)

(Seal.)

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EX 1577 A  
Shelby

FORM 207-A

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

1.45  
1.95

State of Shelby COUNTY

I, J. G. Hemminger, a Notary Public in and for said County, in said State, hereby certify that Alma Pierce and Ella Maddison whose name etc 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of April 1962  
J. G. Hemminger As Notary Public

My Commission Expires 1-14-63  
State of \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me the within named \_\_\_\_\_ known to me to be the wife of the within named \_\_\_\_\_ who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
\_\_\_\_\_ As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 6-5-62  
RECORDED & ✓ MTG. TAX  
& ✓ DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
Conrad M. Fowler  
JUDGE OF PROBATE

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