

3318
This instrument was prepared by

(Name) Wallace and Ellis, Attorneys

(Address) Columbiana, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FIVE THOUSAND (\$5,000.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, B. T. KIMBROUGH, a single man (herein referred to as grantor), do grant, bargain, sell and convey unto TROY R. HAWKINS and NAOMI H. HAWKINS (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest Corner of the Southwest One-Fourth of the Southeast One-Fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, with a front site along the South Boundary of said quarter-quarter section turn an angle of $54^{\circ} 59'$ to the left and proceed North $33^{\circ} 45'$ East for a distance of 760.58 feet to the point of beginning at the Southeast intersection of Highway No. 25 and U.S. Highway No. 280. From this beginning point turn an angle of $1^{\circ} 27'$ to the left and proceed North $32^{\circ} 18'$ East along the Easterly right-of-way line of Highway No. 25 for a distance of 260.1 feet; thence turn an angle of $78^{\circ} 32'$ to the right and proceed South $69^{\circ} 10'$ East for a distance of 130.1 feet; thence turn an angle of $104^{\circ} 14'$ to the right and proceed South $35^{\circ} 04'$ West for a distance of 110.45 feet; thence turn an angle of $8^{\circ} 10'$ to the right and proceed South $43^{\circ} 14'$ West for a distance of 156.1 feet to a point on the Northerly right-of-way line of said U.S. Highway No. 280; thence proceed Northwesterly along the Northerly right-of-way line of said highway for a distance of 96.5 feet to the point of beginning.

The above described land is located in the Southwest One-Fourth of the Southeast One-Fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.5 acres.

Commence at the Southeast corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed West along the South boundary of said section for a distance of 1778.67 feet; thence turn an angle of $100^{\circ} 25'$ to the right and proceed N $9^{\circ} 39'$ E for a distance of 407.9 feet to a point on the North right-of-way line of U.S. 280 Highway and the point of beginning. From this beginning point turn an angle of $17^{\circ} 21'$ to the right and proceed N $27^{\circ} 07'$ East for a distance of 171.5 feet; thence turn an angle of $91^{\circ} 40'$ to the left and proceed N $63^{\circ} 57'$ W for a distance of 249.96 feet; thence turn an angle of $85^{\circ} 27'$ to the left and proceed S $30^{\circ} 36'$ W for a distance of 171.5 feet to a point on the north right-of-way line of said highway; thence proceed Southeasterly along the north right-of-way line of said highway for a distance of 258.62 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.0 acres.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.



19710602000022090 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1971 12:00:00 AM FILED/CERT

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 2nd day of June, 1971.

WITNESS:

Frank A. H. (SEAL) B. T. Kimbrough (SEAL)
B. T. KIMBROUGH

19710602000022090 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. T. KIMBROUGH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A. D., 1971.

Frank A. H.
Notary Public

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
NOTARY PUBLIC
JUN 24 5:00 PM
1971 JUN -2 PM 12:31
REC. FILED AS SHOWN ABOVE
J.C.C. FILE NUMBER 13
CONFIRMATION

BOOK 208 PAGE 120