

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

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



19730227000009430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/27/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

3500.00

That in consideration of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~XXXX DOLLARS~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Thomas Hawkins and wife, Shirley J. Hawkins

(herein referred to as grantors) do grant, bargain, sell and convey unto

Arthur A. Hawkins and wife, Ressie M. 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:

A certain lot in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, more specifically described as follows: Beginning at the SE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, and run West 690 feet; thence run North 210 feet to the point of beginning of land herein conveyed; thence run West 210 feet; thence run North 105 feet; thence run East 210 feet; thence run South 105 feet to point of beginning.

BOOK 278 PAGE 869

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1973 FEB 27 AM 9:05
J.C.C. FILE NUMBER 03
REC. BK. & PAGE AS SHOWN ABOVE
Comm. Expires March 14, 1974

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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this February, 1973.

WITNESS:

Marie D. Cassidy (Seal)

Virginia H. Bordeaux (Seal)

(Seal)

James Thomas Hawkins (Seal)

Shirley J. Hawkins (Seal)

(Seal)

STATE OF VIRGINIA

Norfolk City
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Thomas Hawkins and wife, Shirley J. 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 21st day of February, A. D., 1973

Futh M. Wilkinson
Notary Public.

Commission Expires March 14, 1974