



This instrument was prepared by
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(Name) Attorneys at Law
P.O. Box 557
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sharon D. Waldrop, a divorced woman; Samuel Houston Waldrop, a divorced man

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

Michael G. Hawkins and Dana L. Hawkins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East; thence run North along the East line of said Section 3 a distance of 1355.16 feet; thence turn an angle of 24 degrees 21 minutes 38 seconds to the left and run a distance of 882.90 feet to the East right-of-way line of Shelby County Hwy. No. 79 and the Northwest margin of a gravel drive and the point of beginning; thence turn an angle of 4 degrees 53 minutes 22 seconds to the left and continue along said Hwy. R/W a distance of 220.00 feet; thence turn an angle of 88 degrees 30 minutes to the right and run a distance of 248.00 feet; thence turn an angle of 74 degrees 15 minutes 25 seconds to the right and run a distance of 103.75 feet to a point on the Northwest margin of a gravel drive; thence turn an angle of 81 degrees 27 minutes 56 seconds to the right and run along said drive margin a distance of 173.00 feet; thence turn an angle of 2 degrees 46 minutes 39 seconds to the right and continue along said gravel drive a distance of 133.50 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 3, Township 20 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.0 acres.

Situated in Shelby County, Alabama.

Subject to easements and rights-of-way of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 15th day of March, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Sharon D. Waldrop (Seal)
Sharon D. Waldrop
Samuel Houston Waldrop (Seal)
Samuel Houston Waldrop

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sharon D. Waldrop, a divorced woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 15th, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, A. D., 1984

William R. Justice
Notary Public.

ACKNOWLEDGMENT CONTINUED ON REVERSE SIDE

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BOOK

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Samuel Houston Waldrop, a divorced man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 15th day of March, 1984.

William R. Justice
Notary Public

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TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

STATE OF ALA. SHELBY CO. *Rec'd tax 30.00*
I CERTIFY THIS INSTRUMENT WAS FILED
1984 MAR 15 PM 1:36 *Rec. 3.00*
Sub. 1.00
34.00

Thomas P. [Signature]
JUDGE OF PROBATE

Recording Fee \$
Deed Tax \$

This form furnished by
Jefferson Land Title Services Co., Inc.
318 2nd ST NORTH • P.O. BOX 10461 • PHONE (205) 328-6020
BIRMINGHAM ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company