

815

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

10-012

KNOW ALL MEN BY THESE PRESENTS, That in consideration of fifty and NO/100 (\$50.00) dollars and other valuable consideration to the under- signed grantors Bobby E. Beasley and wife Eren Lanett Beasley in hand paid by Arthur A. Hawkins and wife Ressie M. Hawkins the receipt whereof is acknowledged, we the said Bobby E. Beasley and wife Eren Lanett Beasley do grant, bargain, sell and convey unto the said Arthur A. Hawkins and wife Ressie M. Hawkins as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A certain lot in the South 1/2 of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, more specifically described as follows: Beginning at the Southeast corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West and run West 665 feet; thence North 105 feet to the point of beginning; thence continue North 105 feet; thence East 155 feet; thence South 105 feet; thence West 155 feet to the point of beginning, situated in Shelby County, Alabama.

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TO HAVE AND TO HOLD UNTO the said Arthur A. Hawkins and wife Ressie M. 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, 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; and they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and that 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 seals this

6th day of August, 1985.

Brenda R. Hunter
WITNESS

Nancy N. Goss
WITNESS

Bobby E. Beasley
Bobby E. Beasley

Eren Lanett Beasley
Eren Lanett Beasley

State of Florida:
Osceola County:

Notary - 1.00
Rec: 2.50
Ad: 1.00
4.50

I, Anne P. Snediker, a Notary Public in Osceola County, Florida hereby certify that Bobby E. Beasley and wife Eren Lanett 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of

August, 1985.

Anne P. Snediker
Anne P. Snediker, Notary Public

My commission expires:

Notary Public State of Florida at Largo
My Commission Expires June 27, 1987

Allen Hawkins
216 Box - 785
35007