

1397  
WARRANTY DEED

100,000

This instrument was prepared by  
Steven R. Sears, attorney  
11 South Main Street, BX 4  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

✓ Robert E. Hawkins  
Rt 1  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of the release of a mortgage and note and a discharge of their underlying indebtedness, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Billy Roy Coston, a married man, of 744 6th Ave SW, Alabaster, AL 35007 and Bobby Earl Coston, a married man, of Rt 1, BX 95, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Robert E. Hawkins, a married man, of Rt 1, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The building and premises of Hawkins Metal Products Co. including all the appurtenances, improvements, shrubbery, plantings, fixtures, equipment and machinery located therein or listed in an appraisal made by E L Decker on 19 July 1984, Ala 119S, Alabaster further described as:

A part of the NW $\frac{1}{4}$  of §23, Twp 21S, R3W. Begin at the intersection of Ala 119 and the S line of the said NW $\frac{1}{4}$ ; thence W 495 feet; thence northerly 462 feet; thence E 495 feet; thence southerly 462 feet along Ala 119 to the point of beginning, containing ±5.10 calculated acres.

Subject to easements and restrictions of record, including a pipeline right of way granted to Plantation Pipelines, and a driveway right of way granted to Roger Crumpton. Source: see Deed book 210, page 654, August 26, 1960.

The above described property forms no part of the homestead of either grantor. Each grantor owns separate property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

We, Billy Roy Coston and Bobby Earl Coston, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 16 October 1987.

Witness:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
OCT 20 PM 2:18  
Steven Sears

Billy Roy Coston (Seal)  
Billy Roy Coston  
Bobby Earl Coston (Seal)  
Bobby Earl Coston

State of Alabama) JUDGE OF PROBATE  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Billy Roy Coston and Bobby Earl Coston, whose names are signed to the foregoing conveyance, and who are (made) 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 16 October 1987.

Steven Sears  
Notary public

1. Deed Tax \$ 100.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 103.50