

WARRANTY DEED--JOINT TENANCY

70,000

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

Please send tax notice to:

James Timothy Genry
1612 Mission Hill Road,
Alabaster, AL 35007

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of seventy thousand dollars, of which sixty thousand dollars is the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, Robert Eugene Hawkins, of BX 326, Montevallo, AL 35115, do grant, bargain, sell, and convey unto James Timothy Genry and wife Susan Genry, of 1612 Mission Hill Road, Alabaster, AL 35007 (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 house and lot at 1612 Mission Hill Road, Alabaster, AL 35007, more particularly described as: Commence at the SW corner of the NW ¼ of the SW ¼ of §23, Twp 21S, R3W, Shelby County, Alabama and run northerly along the W line of said ¼ ¼ § 460.45 feet to a point on the southerly right of way line of Shelby County Highway 80; thence turn 76°31'45" right and run northwesterly 308.45 feet; thence turn 4°23'29" right and run 196.04 feet to a point; thence turn 2°31'10" right and run 142.96 feet; thence turn 86°02'48" right and run 318.28 feet to the point of beginning of the property being described; thence continue southerly along last described course 205.58 feet; thence turn 97°04'34" right and run westerly 205.79 feet; thence turn 72°37'37" right and run northwesterly 79.18 feet; thence turn 9°56'43" left and run 43.91 feet; thence turn 11°08'05" right and run 28.06 feet; thence turn 19°03'13" right and run northerly 53.04 feet; thence turn 84°45'21" right and run easterly 229.62 feet to the point of beginning, containing 1.03 acres and subject to any and all agreements, easements, restrictions and/or limitations of probated record or applicable law.

According to a survey of Joseph E Conn, Jr, Alabama PLS # 9049, dated 8 January 1993.

The conveyed property forms part of the homestead of the grantor herein. Each grantor herein owns other property which will form homestead in the future.

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.

I do for myself and for our 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

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

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 set my hand and seal, this 10 May 1993.

Witness:

Steven Sears

Robert Eugene Hawkins (Seal)
Robert Eugene Hawkins

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Robert Eugene Hawkins, whose name is signed to the foregoing conveyance, and who (made) 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 10 May 1993.



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