

THIS INSTRUMENT PREPARED BY:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Joe D. and Dorothy B. Hawkins
4009 River View Drive
Birmingham, AL 35243

**GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
)
SHELBY COUNTY)

Inst # 1998-18312

05/19/1998-18312
09:32 AM CENFILED
SHELBY COUNTY JUDGE OF PROBATE
003 SMA
81.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Eight Thousand and No/100 Dollars (\$68,000.00) to the undersigned **AMSOUTH BANK OF ALABAMA, an Alabama banking corporation, and VIRGINIA SEWELL JONES, as Trustees under the Will of Joseph Wheeler Sewell, Jr., deceased ("Grantors")** in hand paid by **JOE D. HAWKINS and DOROTHY B. HAWKINS** (collectively the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35-A, according to a Resurvey of Lots 18 through 21 & 33 through 35, of The Glen Estates, as recorded in Map Book 19, Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad Valorem taxes due and payable October 1, 1998 and subsequent years.
2. Easements as shown by recorded plat.
3. Mineral and mining rights not owned by Grantors.
4. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
5. All easements, restrictions, reservations, agreements, rights-of-way, buildings setback lines and other matters of record.

Virginia Sewell Jones was formerly known as, and is one and the same person as, Virginia Ferguson Sewell.

TO HAVE AND TO HOLD unto the said Grantee, as joint tenants with right of survivorship, their heirs and assigns, forever.

And said Grantors do for themselves and for their successors, heirs and assigns, covenant with the said Grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors, heirs and assigns shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors, AmSouth Bank of Alabama, an Alabama banking corporation, and Virginia Sewell Jones as Trustees under the Will of Joseph Wheeler Sewell, Jr., deceased, have hereto set their signatures and seals this 17th day of May, 1998.

GRANTORS:

AMSOUTH BANK OF ALABAMA,
an Alabama banking corporation, as Trustee
under the Will of Joseph Wheeler Sewell, Jr.,
deceased

By: [Signature]

Its: Vice President

Attest:

By: Carolyn W. Jorie
Its: Assistant Vice President

[Signature]

Virginia Sewell Jones, as Trustee under the Will of
Joseph Wheeler Sewell, Jr., deceased

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that D.A. Ferguson whose name as Vice President of AmSouth Bank of Alabama, an Alabama banking corporation, as Trustee under the Will of Joseph Wheeler Sewell, Jr., deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as such _____ of said Bank as Trustee, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal, this the 11th day of May, 1998.

Lina Elard de Alva
Notary Public

My Commission Expires: 10/12/03

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Virginia Sewell Jones, whose name as Trustee under the Will of Joseph Wheeler Sewell, Jr., deceased, is signed to the foregoing conveyance, and she is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Trustee, executed the same voluntarily, for and as the act of said Trust.

Given under my hand and seal, this 13th day of May, 1998

Karen K. Smith
Notary Public

My Commission Expires: 9/30/99

Inst # 1998-18312

05/19/1998-18312
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 81.50