

SEND TAX NOTICE TO:
Scottie D. Hawkins
P. O. Box 118
Alabaster, AL 35007

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered by JUDITH A. HAWKINS, an unmarried woman, and JUDITH A. HAWKINS, as Personal Representative of the Estate of Welton J. Hawkins, deceased, Probate Docket 41-011 in the Probate Office of Shelby County, Alabama (hereinafter collectively referred to as the "Grantor"), to SCOTTIE D. HAWKINS, a married man (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) plus other good and valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the Grantee the real estate described in Exhibit A attached hereto and located in Shelby County, Alabama (the "Property").

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

1. Taxes for the 2001 tax year and subsequent tax years;
2. The current zoning classification of the Property;
3. Any and all easements, encumbrances, covenants and restrictions, and building lines of record which affect the Property;
4. Any and all other rights, restrictions, encumbrances and other matters of record and any and all mineral/mining rights not owned by Grantor;
5. Rights of tenants in possession of the Property; and
6. Any and all matters which would be shown by an accurate survey of the Property.

TO HAVE AND TO HOLD to the Grantee, their heirs, representatives, administrators and assigns, forever.

The Grantor does for herself, and her heirs, representatives, administrators and assigns, covenant with the Grantee, his heirs, representatives, administrators and assigns, that the Grantor and the Grantor's heirs, representatives, administrators and assigns shall warrant and defend the same to the Grantee, his heirs, representatives, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed on the date stated below, and delivered as of August 23, 2001.

Judith A. Hawkins
JUDITH A. HAWKINS

Judith A. Hawkins
JUDITH A. HAWKINS,
AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF WELTON J. HAWKINS, DECEASED

08/24/2001-36428

03:23 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MSB 17.50

09/04/2001-36067
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MSB 17.00

Inst # 2001-36428

Inst # 2001-38067

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUDITH A. HAWKINS, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of August, 2001.



William R. Justus
Notary Public
My Commission Expires: 9/12/03

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUDITH A. HAWKINS, whose name as Personal Representative of the Estate of Welton J. Hawkins, deceased, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of August, 2001.



William R. Justus
Notary Public
My Commission Expires: 9/12/03

THIS INSTRUMENT PREPARED BY:
Gary S. Schiff, Esq.
Berkowitz, Lefkovits, Isom & Kushner, P.C.
1600 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203

Inst. # 2001-36428

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08/24/2001-36428
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSP 17.50

EXHIBIT A

"Property Description"

PARCEL I:

Part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 26, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the SW corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and run thence Easterly along the South line of said 1/4-1/4 Section, 990.0 feet; thence turn to the left and run North 2 degrees 20 minutes 00 seconds West 679.5 feet; thence turn to the left and run in a straight line to a point on the West line of said 1/4-1/4 Section 679.5 feet from the SW corner of said 1/4-1/4 Section; thence turn to the left and run in a straight line back to point of beginning; being the intention to convey the South Half of the West 30 acres of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; being situated in Shelby County, Alabama.

ALSO, THAT PART OF THE South $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21 South, Range 3 West, lying East of the Montevallo-Siluria Paved Highway.

LESS AND EXCEPT the following descried parcel, to-wit:

Begin at the SE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21 South, Range 3 West, Shelby County, Alabama and run North 90 degrees 00 minutes 00 seconds West a distance of 564.64 feet to a point on the East right of way of State Highway No. 119; thence North 11 degrees 57 minutes 36 seconds East a distance of 313.09 feet along said right of way to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 398.59 feet to a point; thence South 49 degrees 58 minutes 51 seconds East a distance of 150.64 feet to a point; thence South 00 degrees 30 minutes 00 seconds East a distance of 209.43 feet to a point; thence North 90 degrees 00 minutes 00 seconds West a distance of 16.03 feet to the point of beginning.

PARCEL II:

A parcel of land in the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast Quarter (N $\frac{1}{2}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section 26, township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 26; thence run East along the South "twenty" line 153.08 feet; thence turn left 85 degrees 14 minutes 03 seconds and run North 228.71 feet; thence turn left 94 degrees 46 minutes 30 seconds and run West 571.89 feet to a point on the East right of way of Alabama Highway #119; thence turn left 88 degrees 01 minutes 46 seconds to the tangent of a clockwise curve having a delta angle of 05 degrees 36 minutes 45 seconds and a radius of 2334.76 feet and run along the arc of said curve 228.71 feet; thence turn left 97 degrees 34 minutes 27 seconds from tangent and run East along the South "twenty" line 418.81 feet to the point of beginning.

Inst. # 2001-38067