

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Jeffrey G. and Diana S. Hawkins
844 Dorrough Road
Columbiana, AL 35051

Inst # 2001-45591
10/23/2001-45591
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 18.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Twenty Four Thousand Five Hundred and 00/100 Dollars (\$124,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, HOBART W. SHAW and JUDITH W. SHAW, husband and wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFREY G. HAWKINS and DIANA S. HAWKINS (herein referred to as GRANTEES) joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

That part of the SE ¼ of NW ¼ of Section 7, Township 20 South, Range 1 East, more particularly described as follows: Begin at the SW corner of the SE ¼ of the NW ¼; thence North along the West line for a distance of 440 feet; thence East and parallel to the South line of said ¼ - ¼ section, 640 feet, more or less, to the Northwest boundary line of the Tatum Road; thence SW along the NW line of the said road to the South line of said ¼ - ¼ section; thence West along the South line of said ¼ - ¼ section, a distance of 132 feet, more or less, to the SW corner of the ¼ - ¼ section and the point of beginning.

One Hundred Twenty Thousand Seven Hundred Sixty Five and 00/100 Dollars (\$120,765.00) of the consideration is from a purchase money first mortgage which is filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and 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.

Dated this the 16th day of September, 2001.

Herbert W. Shaw

HOBART W. SHAW

Judith W. Shaw

JUDITH W. SHAW

STATE OF ALABAMA)
SHELBY COUNTY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that HOBART W. SHAW and JUDITH W. SHAW 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of October, 2001.

John A. Gant

NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/01

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