


**SEND TAX NOTICES TO:**

Kathy Hawkins

Leonard Hawkins

531 Laurel Woods Trail

Helena, Alabama 35080

  
20030930000655710 Pg 1/1 37.50  
Shelby Cnty Judge of Probate, AL  
09/30/2003 09:20:00 FILED/CERTIFIED

**WARRANTY DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Thirty-Two Thousand & No/100 Dollars (\$ 132,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **HORACE E. BERRY, A MARRIED MAN AND BARBARA B. FOWLER, AN UNMARRIED WOMAN** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto Kathy Hawkins and Leonard Hawkins, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 95 according to the Survey of Laurel Woods, Phase IV, as recorded in Map Book 18 page 97 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.

\$ 105,600.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of Horace E. Fowler nor of his spouse.

**TO HAVE AND TO HOLD** the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

**AND THE GRANTOR** does for themselves, their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 23rd day of September, 2003.

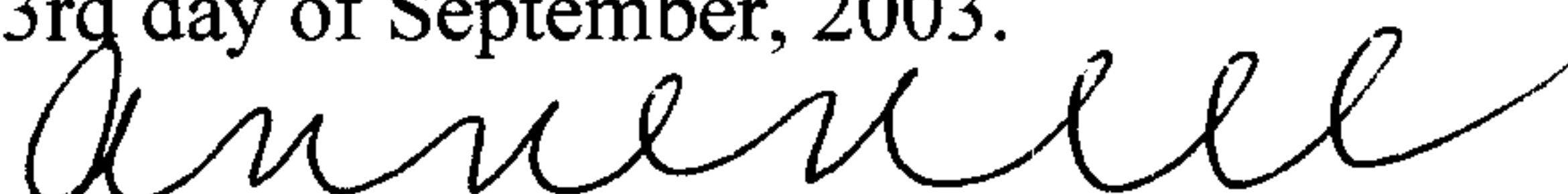
  
(GRANTOR) HORACE E. BERRY

  
(GRANTOR) BARBARA B. FOWLER

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Horace E. Berry and Barbara B. Fowler, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of September, 2003.

  
NOTARY PUBLIC:  
My Commission Expires: 5-11-05

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
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Birmingham, AL 35244  
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