This instrument was prepared by
Mitchell A. Spears
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Thomas L. Rodgers
(Address) 195 Brook Hill Rd.
Montevallo, AL 35115

Warranty Deed

20050404000153020 1/1 $26.50
Shelby Cnty Judge of Probate,AL
04/04/2005 12:56:02PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FORTY THOUSAND DOLLARS AND 00/100 ($140,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ROBERT EUGENE HAWKINS, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **THOMAS L. RODGERS**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A part of Lot 46 Original Plan of the Town of Montevallo, described as follows: Commencing at the Southernmost intersection of Shelby and Island Streets in the town of Montevallo, Alabama, and run in a Southeasterly direction along the Southwest margin of Shelby Street a distance of 117 ½ feet; thence in a Southwesterly direction perpendicular to Shelby Street 98 feet; thence in a Northwesterly direction and parallel to Shelby Street a distance of 117 ½ feet to the Southeast margin of Island Street; thence in a Northeasterly direction along the Southeast margin of Island Street a distance of 98 feet to point of beginning. LESS AND EXCEPT that part sold to Everett E. Taff and wife, Mary Ethel Taff as described in deed recorded in Deed Book 298, Page 22 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2005 and subsequent years. 2005 ad valorem taxes are a lien but not due and payable until October 1, 2005.**
- **Sewer easement to City of Montevallo as recorded in Deed Book 219, Page 483 and Deed Book 219, Page 485 in Probate Office of Shelby County, Alabama.**

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN ON EVEN DATE HEREWITH IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY IN THE SUM OF $124,600.00

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30th day of March, 2005.

Robert Eugene Hawkins
ROBERT EUGENE HAWKINS

Shelby County, AL 04/04/2005
State of Alabama

Deed Tax:$15.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ROBERT EUGENE HAWKINS**, whose name 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 the conveyance, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2005.

Notary Public
My commission expires: 5/13/05