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Shelby Cnty Judge of Probate, AL
02/06/2014 11:06:56 AM FILED/CERT

SEND TAX NOTICE TO:
Davis Hawkins
608 Ferry Street NE
Decatur, AL 35601

This instrument was prepared by:
Michael G. Trucks
Trucks & Trucks
P.O. Box 536
Fairfield, AL 35064

WARRANTY DEED.

NO EXAMINATION OF TITLE MADE HEREIN

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, and pursuant to the terms of the Last Will and Testament of Betty Hawkins filed in the Probate Court of Jefferson County, Alabama under Case number 2012-214118, the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

THE ESTATE OF BETTY HAWKINS, DAVIS HEATH HAWKINS, Executor, case 2012-214188, in the Probate Court of Jefferson County, Alabama

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

DAVIS HEATH HAWKINS, a married man, and WILLIAM H. HAWKINS, a single man

(herein referred to as GRANTEE), the following described real estate situated in Jefferson County, Alabama to-wit:

A part of the NE ¼ of the SW ¼ of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the NE ¼ of the SW ¼ of said Section 1; thence run East along the North line of said ¼-¼ Section 700 feet; thence run South 420 feet; thence West 700 feet; thence North 420 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Taxes for current and future years
2. Mortgages, Easements, reservations, restrictions and rights of way of record, if any.

John H. Hawkins, Jr. died June 22, 2004.
Betty Hawkins died November 12, 2011.

TO HAVE AND TO HOLD to the said grantees as joint tenants in common, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2 day of January 2014.

WITNESS: _____ (SEAL)

Davis Heath Hawkins EXT. (SEAL)

THE ESTATE OF BETTY HAWKINS
DAVIS HEATH HAWKINS, Executor

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in for said County, in said State, hereby certify that Davis Heath Hawkins, in his capacity as Executor of the Estate of Betty Hawkins, deceased, case #2012-214188, in the Probate Court of Jefferson County, Alabama, whose names 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, and who has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of January, 2014, A.D.

Notary Public

