

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway,
Homewood, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other valuable consideration (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Walter Charles Brooks and wife, Dollie B. Brooks

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

James G. Farris and Margaret P. Farris

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

Part of Lot 19, Valley Station First Sector, a map of which is recorded in the Office of the Judge of Probate Shelby County, Alabama, in map volume 7, page 47, being more particularly described as follows:

Beginning at the southeast corner of said Lot 19, run in a northwesterly direction along the common line of said Lot 19 and Lot 18 of said subdivision for a distance of 83.80 feet; thence turn an angle to the left of 164°08'36" and run in a southeasterly direction for a distance of 75.45 feet to a point on the northerly right-of-way line of Valley Station Drive; thence turn an angle to the left of 77°18'24" and run in an easterly direction along said north right-of-way line for a distance of 23.47 feet, more or less, to the point of beginning, containing 863.81 feet, more or less.

Minerals and mining rights excepted.

Subject to taxes for 1983.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my(our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 11 day of March, 1983

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS (Seal)

INSTRUMENT WAS FILED

(Seal)

1983 APR 13 AM 8:49

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Recd TAY. \$50
Rev 1.50
Jud 1.00
3.00

General Acknowledgment

I, the undersigned

hereby certify that Walter Charles Brooks and wife, Dollie B. Brooks, a Notary Public in and for said County, in said State,

whose name S are they 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 11th day of March, A. D., 19 83

Form 21-A

Notary Public.

6127 Valley Station Dr.
Helena, AL 35080