

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 513 North 21st Street, Birmingham, Alabama 35203

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Six Thousand Five Hundred and NO/100 (66,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ralph O. Brooks, James P. Brooks, Jerald D. Brooks and Glenda Ruth Brooks Jenkins,
all married

(herein referred to as grantors) do grant, bargain, sell and convey unto
Morris H. Bramlett and Jean L. Bramlett, husband and wife

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record.

This property is not the homestead of the undersigned grantors.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs 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 herein 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 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 am (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 21st day of January, 19 85

WITNESSES

Jerald D. Brooks (Seal)

____ (Seal)

____ (Seal)

Glenda Ruth Brooks Jenkins (Seal)

Ralph O. Brooks (Seal)

James P. Brooks (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Ralph O. Brooks, James P. Brooks, Jerald D. Brooks and Glenda Ruth Brooks Jenkins whose name all married 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 19 85

"EXHIBIT A"

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 15 South, Range 3 West, and run south on the west line of said 1/4-1/4 section a distance of 662.56 feet; thence turn left 89 degrees 07 minutes and run east a distance of 32.34 feet to the east right of way line of County Road 271 said point being the point of beginning; thence continue east on same line a distance of 628.27 feet; thence turn left 90 degrees 55 minutes 24 seconds and run north a distance of 202.61 feet; thence turn left 61 degrees 48 minutes 56 seconds and run northwesterly a distance of 431.79 feet; thence turn left 59 degrees 15 minutes 48 seconds and run southwesterly a distance of 303.00 feet to the east right of way line of County Road 271, said point being the point of beginning of a curve to the right having a radiue of 214.84 feet and a central angle of 37 degrees 00 minutes; thence turn left 88 degrees 23 minutes to the tangent of said curve; thence run southerly along the arc of said curve and along the east right of way line of said road a distance of 138.74 feet to the end of said curve; thence run southwesterly along the extended tangent of said curve and along the east right of way line of said road a distance of 107.05 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY TO
INSTRUMENT NO. 111

1995 JAN 23 AM 10:43

Thomas H. Hamilton, Jr.
JAN 23 1995

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>66.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>3.00</u>
TOTAL	\$	<u>74.50</u>