

State of Alabama

Shelby

County

BOOK 201 PAGE 96

Know All Men By These Presents.

That in consideration of Six Hundred (\$600.00) DOLLARS

to the undersigned grantors L. C. Dyer and wife, Emma L. Dyer

in hand paid by Arthur L. Brooks and wife, Lucy J. Brooks

the receipt whereof is acknowledged we the said L. C. Dyer and wife, Emma L. Dyer

do grant, bargain, sell and convey unto the said Arthur L. Brooks and wife, Lucy J. Brooks

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

"Commence at the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed West along the South boundary of said quarter-quarter section for a distance of 25.7 feet to the point of beginning. From this beginning point turn an angle of 99 deg. 50 min. to the right and proceed North 5 deg. 16 min. East for a distance of 397.48 feet; thence turn an angle of 90 deg. to the right and proceed South 84 deg. 50 min. East for a distance of 329.0 feet to the West right of way of a road; thence proceed Southerly along the West side of said road for a distance of 420.25; thence proceed North 84 deg. 50 min. West for a distance of 300 feet to a point; thence turn an angle of 90 deg. to the right and proceed North 5 deg. 10 min. East for a distance of 20.52 feet to the point of beginning. All the above described land located in the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 3.025 acres."

This deed is executed and delivered from the Grantors herein to the Grantees herein to correct an error in description of that one certain deed from said Grantors to Said Grantees executed on the 28th day of May, 1957, and recorded in Office of Probate Judge, Shelby County, Ala. in deed record Bk. 187, pg. 218.

TO HAVE AND TO HOLD Unto the said Arthur L. Brooks and wife, Lucy J. Brooks

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seals

this 11th. day of April, 1959.

WITNESSES:

James W. Sharbutt
as to each grantor

L. C. Dyer (Seal.)
Emma L. Dyer (Seal.)
(Seal.)
(Seal.)

L. C. Dyer and wife, Emma L. Dyer

TO

Arthur L. Brooks and wife,

Lucy J. Brooks

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
 filed in this office for record on the 18
 day of April 1959
 at 8 o'clock P M, and was duly re-
 corded in Volume 801 of Deeds
 at page 96, and examined.
Conrad M. Fowler
 Judge of Probate.

BOOK 201 PAGE 97

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State,
 hereby certify that L. C. Dyer and wife, Emma L. Dyer
 whose names are 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 April 19 59 .

Notary Public, State of Alabama at large
 My Commission expires April 3, 1962
 Bonded by Employers Liability Assurance
 Corporation

James H. Sharbutt As Notary Public

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State,
 do hereby certify that on the 11th day of April 19 59, came before me
 the within named Emma L. Dyer known to me
 to be the wife of the within named L. C. Dyer who, being examined
 separate and apart from the husband touching her signature to the within conveyance, acknowledged that
 she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
 the husband.

Given under my hand and official seal this the 11th day of April 19 59 .

Notary Public, State of Alabama at large
 My Commission expires April 3, 1962
 Bonded by Employers Liability Assurance
 Corporation

James H. Sharbutt As Notary Public

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 780
 I hereby certify that no Deed Tax has been col-
 lected on this instrument.

Conrad M. Fowler
 Judge of Probate

"TAX EXEMPT"

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed
 was filed for record the 18 day of April 1959 at 8 o'clock P M. and
 recorded in Deed Record 201 at page 96 and the Mortgage Tax
 Deed Tax has been paid.

Conrad M. Fowler
 Judge of Probate