

This instrument was prepared by

(Name).....WALLACE and ELLIS, Attorneys.....

(Address).....Columbiana, Alabama.....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of... One Hundred Dollars and other good and valuable consideration.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rexford A. Brooker, Jr.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alma R. Brooker

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SW corner of said forty and run North along the West boundary of said forty acres a distance of 320 feet to the Southernmost corner of a certain tract heretofore conveyed to B. A. and F. A. Chase; thence in a Northeasterly direction along the boundary of said Chase tract, to a point on the Northern boundary of said forty acre tract which is 320 feet West of the NE corner thereof; thence East along Northern boundary of said forty a distance of 320 feet to NE corner of said forty; thence South along East line to the SE corner; thence West along South line of said forty, to the point of beginning. Subject to easement to Alabama Gas Corporation, Mineral and Mining Rights Excepted.

ALSO a parcel of land being 40 feet in width, 20 feet on each side of center line situated in part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30 and part of West $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 29 all in Township 19 South, Range 2 West, more particularly described as follows: Begin at the NE corner of Section 30 and run Westerly along North boundary of said Section 30 5.0 feet; turn angle of 92 deg. 33' 30" to left in Southerly direction 1197.75 feet to center line of an existing road for point of beginning of land herein described; (said land being 40 feet in uniform width, with 20 feet on each side of center line, which center line is described as follows: thence turning angle of 88 deg. 12' to left along center line of said road 49.92 feet to point of beginning of the arc of a curve turning to right in Southeasterly direction, said arc being tangent to last mentioned course and having a central angle of 45 deg. 42' and a radius of 472.19 feet; thence continuing along said arc of said curve 376.63 feet to point of beginning of a straight line tangent to said arc; thence continuing along said straight line 244.05 feet to point of intersection with NW boundary of County road right of way, being 0.616 acres, more or less. Subject to easement to Alabama Gas Corporation. Minerals and Mining Rights Excepted.

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 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,.....I..... have hereunto set.....my..... hands(s) and seal(s), this.....13.....

day of.....April....., 19.....67.....

784
247
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1957 APR 21 AM 10:28
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

Rexford A. Brooker Jr. (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Rexford A. Brooker, Jr. 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 he executed the same voluntarily on the day the same bears date. (Given) under my hand and official seal this 13th day of April A. D., 1967.

Rexford A. Brooker Jr. Notary Public.