

This instrument prepared by

(Name) J. M. BOGGAN

(Address) 120 West Tarrant Dr, Gardendale, Ala.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred and no/100 DOLLARS and other good and valuable considerations

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

J. D. Brooks and wife, Lora Brooks

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

James P. Brooks and Barbara Brooks

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

The East 330 feet of the North 660 feet of the Northeast quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West.

Subject to all existing easements and restrictions of record.



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Shelby Cnty Judge of Probate, AL
08/02/1973 12:00:00 AM FILED/CERT

BOOK 281 PAGE 751

STATE OF ALA. SHELBY CO.

CERTIFY THIS

INSTRUMENT WAS FILED

1973 AUG - 1 PM 2:22

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Comas, M. B. Under

JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 20th day of July, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

J. D. Brooks (Seal)

Lora Brooks (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, J. M. Boggan, a Notary Public in and for said County, in said State, hereby certify that J. D. Brooks & Lora Brooks 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 1973.

MY COMMISSION EXPIRES APRIL 7, 1974

Notary Public.