

This instrument was prepared by

(Name) A. D. Chandler

(Address) 3205 Rob Roy Lane, B'ham, Al.

1299



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8021

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED



19780828000115460 1/1 \$.00  
Shelby Chy Judge of Probate, AL  
08/28/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$9,000.00 NINE THOUSAND AND NO/DOLLARS

\* All of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

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

PHILLIP TERRY ROOKER AND WIFE, SHARON ROOKER

Phillip Terry Rooker and Phillip T. Rooker are one and the same person.

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

A. D. CHANDLER COMPANY, INC.

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

SHELBY County, Alabama, to-wit: -

LOT 15, ROYAL OAKS 2ND SECTOR - Part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , of Section 2, Township 20 South Range 3 West, Shelby Co., Ala., being more particularly described as Follows:  
From the NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section run in a southerly direction along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 609.85 feet, thence turn an angle to the left of 59°32' & run in a southeasterly direction for a distance of 215.06 ft. to the point of beginning, thence turn an angle to the right of 180° & run in a northwesterly direction for a distance of 215.06 ft., thence turn an angle to the right of 59°32' and run in a northerly direction for a distance of 56.00 ft., thence turn an angle to the right of 72°24'36" and run in a northeasterly direction for a distance of 116.07 ft., thence turn an angle to the right of 62°56' and run in a southeasterly direction for a distance of 186.00 ft., thence turn an angle to the right of 90° and run in a southwesterly direction for a distance of 19.57 ft. to the point of beginning of a curve to the left, said curve being concave in a southeasterly direction & having a radius of 264.64 ft., thence turn an angle to the left and run along the arc of said curve for a distance of 68.71 ft. to the point of beginning.

Subject to restrictions, easements and right of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. A. D. Chandler Col, Inc.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th

day of August, 19 78

*Phillip Rooker*

(SEAL)

*Sharon Rooker*

(SEAL)

STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED

(SEAL)

1978 AUG 28 AM 8:59

(SEAL)

*Thomas W. Howard*  
JUDGE OF PROBATE

Rec. 1.50  
Ind. 1.00  
2.50

(SEAL)

County 382-314

STATE OF

Alabama

COUNTY

General Acknowledgment

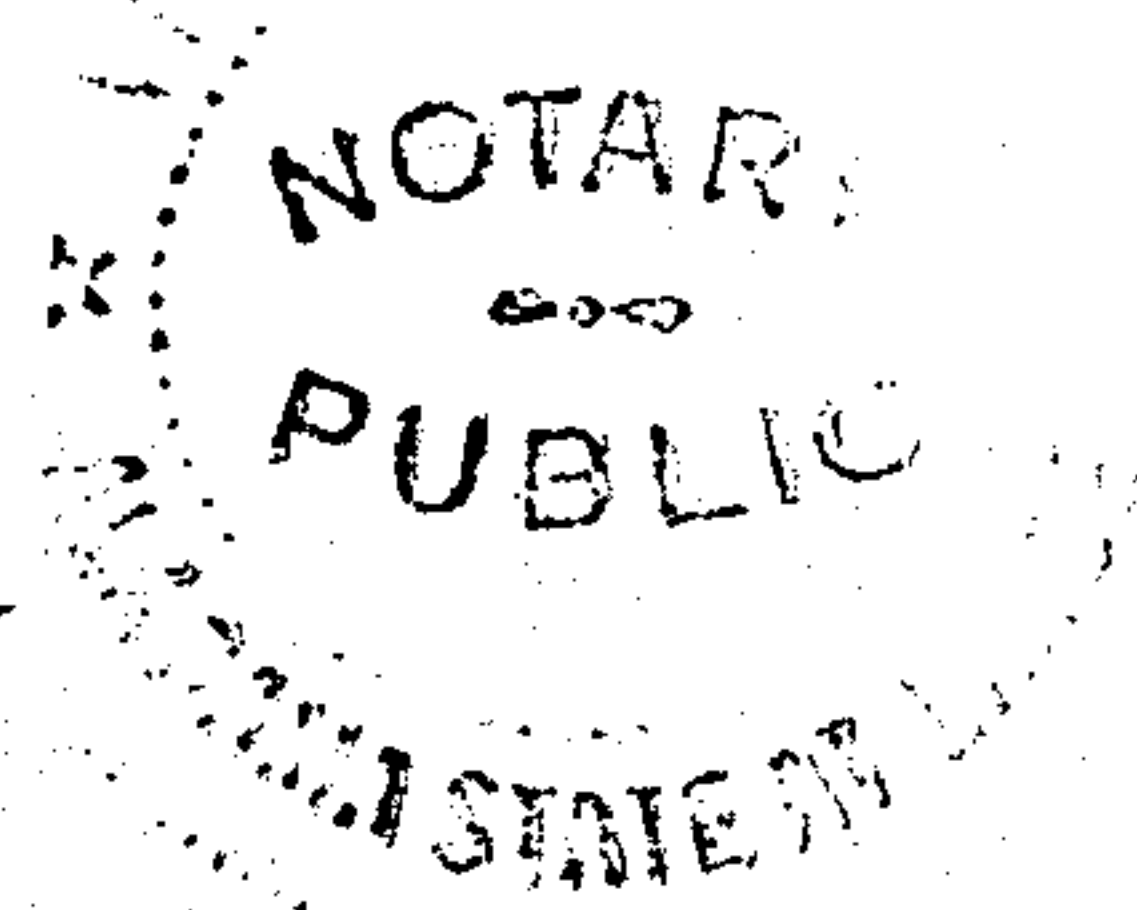
I, *Timothy W. Howard*

a Notary Public in and for said County,

in said State, hereby certify that *Phillip T. Rooker and Sharon Rooker*

whose name(s) *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, *are* executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, A.D. 19 78



*Timothy W. Howard*  
Notary Public