

(Name) William H. Halbrooks 1532
(Address) 2117 Magnolia Avenue

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

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Alma R. Brooker, an unmarried woman

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

Rodney A. Brooker and wife, Carol B. Brooker

(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:

Commence at the Southeast corner of the NE 1/4 of the NE 1/4, Sec. 15, T-21-S, R-3-W, thence run West along the South line of said 1/4 1/4 Section a distance of 459.10 feet; thence turn an angle of 105 deg. 22 min. 30 sec. to the right and run a distance of 77.79 feet to the point of beginning; thence continue in the same direction a distance of 228.17 feet; thence turn an angle of 105 deg. 22 min. 30 sec. to the left and run a distance of 296.25 feet; thence turn an angle of 82 deg. 57 min. 53 sec. to the left and run a distance of 195.25 feet; thence turn an angle of 0 deg. 07 min. 09 sec. to the left and run a distance of 26.43 feet; thence turn an angle of 97 deg. 09 min. 16 sec. to the left and run a distance of 262.96 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4, Sec. 15, T-21-S, R-3-W, Huntsville Meridian, Shelby County, Alabama. Together with an Easement for ingress and egress over and across the following: Commence at the Southeast corner of the NE 1/4 of the NE 1/4, Sec. 15, T-21-S, R-3-W, thence run West along the South line of said 1/4 1/4 Section a distance of 396.88 feet to the point of beginning; thence turn an angle of 74 deg. 37 min. 30 sec. to the left and run a distance of 254.09 feet; thence turn an angle of 74 deg. 37 min. 30 sec. to the right and run a distance of 62.23 feet; thence turn an angle of 105 deg. 22 min. 30 sec. to the right and run a distance of 560.05 feet; thence turn an angle of 74 deg. 37 min. 30 sec. to the right and run a distance of 60.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 289.46 feet to the point of beginning. Situated in the E 1/2 of the NE 1/4 of Sec. 15, T-21-S, R-3W. Subject to easements and restrictions of record.

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 (ours) 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 (ours) 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 hand(s) and seal(s), this 6th day of October, 1978

WITNESS:

STATE OF ALA. SHELBY CO. (Seal) *Alma R. Brooker* (Seal)
NOTARY PUBLIC (Seal) 1978 OCT -9 AM 9:34 (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment
Recd 1.00
Recd 1.50
Paid 1.00
3.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alma R. Brooker, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, A. D., 1978

Jewell S. Crumpton
Notary Public.

My Commission Expires Aug. 25, 1979

Rodney A. Brooker
R. H. Bell 1248
Alabaster