

574

500.00

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway
Homewood, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James G. Farris and wife, Margaret P. Farris

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

Walter Charles Brooks and Dollie B. Brooks

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY

County, Alabama to-wit:

Part of Lot 18, Valley Station First Sector, a map of which is recorded in the Office of the Judge of Probate Shelby County, Alabama, in map volume 7, page 47, being more particularly described as follows:

Beginning at the most westerly corner of said Lot 18, run in a southeasterly direction along the common line of said Lot 18 and Lot 19 of said subdivision for a distance of 114.00 feet thence turn an angle to the left of 164°08'36" and run in a northerly direction for a distance of 127.79 feet to a point on the northwest line of said Lot 18; thence turn an angle to the left of 120°11'54" and run in a southwesterly direction along said northwest line of Lot 18 for a distance of 36.04 feet, more or less, to the point of beginning, containing 1,990.23 square feet, more or less.

Minerals and mining rights excepted.

Subject to taxes for 1983.

Subject to restrictions, building lines and right-of-way of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 3rd day of March, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

1983 APR 13 AM 8 49 (Seal)

Thomas G. Shouder, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

Deed TAX .50
Rec 1.50
Ind 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that James G. Farris and wife, Margaret P. Farris 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 3rd day of March, A. D., 19 83

Form 31-A

Notary Public

6/29 Valley Station
Helena, AL 35080

My Commission Expires 1/23/86