

936 3020

JEFFERSON TITLE CORPORATION

This instrument was prepared by
CORRECTIVE DEED

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) ✓ Courtney H. Mason, Jr.

P. O. Box 360187

(Address) ~~Birmingham, Alabama 35236-0187~~

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Forty Eight Thousand and no/100th (\$48,000.00)----- DOLLARS

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

Doris Bray, as Curator for Otis Leon Brogden

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

Paul Brooks and wife, Ruth 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:**

See attached Exhibit "A" for legal description

THIS DEED IS BEING RE-RECORDED TO SHOW CORRECT LEGAL DESCRIPTION.

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

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 hand(s) and seal(s), this 25th
day of October, 1985

WITNESS:

(Seal) Doris Bray as Curator for Otis Leon Brogden
DORIS BRAY AS CURATOR FOR OTIS LEON BROGDEN

_____ (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

SEE ATTACHED EXHIBIT "A" FOR NOTARY ACKNOWLEDGEMENT

STYXTEK FOXKATBLA NDA

General Acknowledgment

_____ **XXXXXXXX**

1x _____

14XN:6KX5M:GRX:NMKY

~~XXXXXXXXXX~~

[illegible]

on the other hand, the same is not true

~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXX~~ ~~XXXXXXXXXX~~

EXHIBIT "A"

Lot 136, as shown on a map entitled "Property Line Map, Siluria Mills," prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, also known as Lot 49, Furman's Map of Siluria Mills, more particularly described as follows: Begin at the intersection of the Northeasterly right of way line of the Louisville & Nashville Railroad and the Easterly line of the NE 1/4 of the NW 1/4 of Section II, Township 21 South, Range 3 West; thence Northerly along said Easterly line of said 1/4-1/4 section for 520.55 feet; thence 87 deg. 20 min. 53 sec. left and run Westerly for 417.34 feet to the Easterly right of way line of Montevallo Road (Ala. Highway 119); thence 90 deg. 49 min. 25 sec. left to tangent of a curve to the left having a radius of 2839.93 feet and run Southerly along said right of way line of Montevallo Road for 65 feet, more or less, to its intersection with the Northeasterly right of way line of Louisville & Nashville Railroad; thence Southeasterly along said right of way line of Louisville & Nashville Railroad for 635 feet, more or less, to the point of beginning. LESS AND EXCEPT THAT certain property conveyed to Norman T. Brogden and wife, June S. Brogden, by Deed Book 312, page 742, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Otis T. Brogden is one and the same person as Otis Leon Brogden, one of the Grantees in that certain deed recorded in Deed book 210, page 364, and is also the surviving Grantee in said deed, the other Grantee, Willie H. Brogden, having died on or about the 2nd day of August, 1967.

GRANTEES' ADDRESS: 812 Colonial Drive ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that Doris Bray, whose name as Curator for Otis T. Brogden, 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, in her capacity as such Curator, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 25th day of October, 1985.


NOTARY PUBLIC

My commission expires: 4/9/87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Re-Recorded
1986 MAR 18 AM 10:51

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 OCT 30 AM 8:23

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>48.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>54.00</u>

RECORDING FEES

Recording Fee	\$	<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.00</u>

BOOK 064 PAGE 527

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