

## SEND TAX NOTICE TO:

(Name) Rodney A. Brooker & Carol B. Brooker

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER(Address) Columbiana, Alabama 35051Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES 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 GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

Commence at the SE Corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 15, Township 21 South, Range 3 West; thence Westerly along  $\frac{1}{4}$ - $\frac{1}{4}$  line 521.32'; thence right 105 deg. 22 min. 39 sec. and run 77.79' to the P.O.B.; thence continue along last described course 174.12'; thence left 93 deg. 17 min. 15 sec. and run 287.30'; thence left 95 deg. 03 min. 11 sec. and left 93 deg. 17 min. 15 sec. and run 53.19'; thence right 90 deg. run 126.25'; thence left 84 deg. 33 min. 23 sec. and run 55.68'; thence left 93 deg. 11 min. 54 sec. and run 214.24 ft. to the P.O.B.

This deed is executed to correct the erroneous description in that certain deed dated October 6, 1978, and recorded in Deed Book 315, page 513 in the Probate Records of Shelby County, Alabama. STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 DEC -4 AM 9:35

*Thomas A. Shouley*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Corrected</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>3.50</u>

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TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 24day of November, 19 87

WITNESS:

(Seal)

(Seal)

(Seal)

*Alma R. Brooker*

(Seal)

(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }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 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

24

day of

November

A.D. 19

87

*Frank Ellis*

Public