

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMWOOD, ALABAMA

Send Tax Notice To:

Dennis P. Brooks
2513 Chandawood Lane
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Eighty Nine Thousand Nine Hundred & No/100 (89,900.00)**

to the undersigned grantor, **Smyer Building Corporation**, a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Dennis P. Brooks & Susan M. Brooks

(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:

Lot 261, according to the Survey of Chandalar South, Sixth/^{Sector}Addition, as recorded in Map Book 7, page 50, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1988.

Subject to restrictions, building lines, rights-of-way to Alabama Power Company and restrictive covenants with Alabama Power Company of record.

The grantor does not warrant title to minerals and mining rights.

BOOK 205 PAGE 514

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILLED

88 SEP 21 AM 10:45

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 28.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 31.50

\$ 62,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Sid Smyer** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **19th** day of **September** 19 **88**

ATTEST:

Smyer Building Corporation

By *[Signature]* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Larry L. Halcomb**
State, hereby certify that **Sid Smyer**
whose name as President of **Smyer Building Corporation**
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the **19th** day of **September** 19 **88**

[Signature]
Larry L. Halcomb

Notary Public