

134
SEND TAX NOTICE TO:

(Name) JAMES & BARBARA BROOKS

(Address) 536 Cahaba River Estates
Bessemer, AL 35023

This instrument was prepared by

(Name) Walker Norris

(Address) 2517 North 30th Avenue, Birmingham, AL 35207

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00) and no/100 and other consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Glenda Ruth Jenkins and husband, John R. Jenkins; James Paul Brooks and wife Barbara Brooks; Ralph O. Brooks, a single man; Jerald David Brooks and wife Joyce Brooks being all the heirs at law of J.D. Brooks, deceased and Lora B. Brooks, deceased
(herein referred to as grantors) do grant, bargain, sell and convey unto

James P. Brooks and wife, Barbara 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:

BOOK 296 PAGE 654
Tract 3: Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 3 West and run west on the north line of said 1/4-1/4 section a distance of 330.00 feet to the point of beginning, thence continue west on same line a distance of 120.01 feet, thence turn left 90 degrees 50' and run south a distance of 670.72 feet, thence turn right 90 degrees 45' and run west a distance of 210.00 feet, thence turn left 90 degrees 45' and run south a distance of 330.00 feet, thence turn left 89 degrees 14'45" and run east a distance of 94.66 feet to the center of a dirt road, thence turn left 40 degrees 11'08" and run northeasterly along the center of said road a distance of 226.89 feet, thence turn right 3 degrees 02'03" and run northeasterly along the center of said road a distance of 226.21 feet, thence turn right 4 degrees 07'40" and run northeasterly along the center of said road a distance of 105.03 feet, thence turn left 146 degrees 53'50" and run west a distance of 210.81 feet, thence turn right 89 degrees 10' and run north a distance of 660.00 feet to the point of beginning containing 4.17 acres.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees 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 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, we have hereunto set OUR hands and seals, this 5th

day of February, 19 90.

WITNESS:

James P. Brooks (Seal)
Barbara Brooks (Seal)
(Seal)

Jerald David Brooks (SEAL)
Joyce Brooks (Seal)
Ralph O. Brooks (Seal)
Glenda Ruth Brooks Jenkins (Seal)
John R. Jenkins

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James P. Brooks, Barbara Brooks and Jerald David Brooks 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 5th

day of February

A. D., 19 90

Etina N. Hodges

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce Brooks, Ralph O. Brooks Glenda Ruth Brooks Jenkins and John R. Jenkins 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 5th day of February, 1990.

Betina N. Stalley
Notary Public

I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUN 19 PH 12:31

Thomas L. Stalley, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$.50
2. Mtg. Tax	\$.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 9.58
5. Notary Fee	\$.00
6. Certified Fee	\$ 1.00
Total	\$ 15.50

BOOK 296 PAGE 655

RETURN TO

GLENDA RUTH JENKINS, et al

TO

JAMES P. AND BARBARA BROO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINT
TO SURVIVOR

THIS FORM FROM
ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA