

This instrument was prepared by
(Name) John N. Randolph, Attorney
Sirote & Permutt, P. C.
(Address) 2222 Arlington Avenue, South
Birmingham, Alabama 35205

Send Tax Notice To: Nonnie G. Brooks
name Barbara J. Brooks
943 5th Court N.W.
address
Alabaster, Al. 35007

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 Eighty-Nine Thousand and no/100----- (\$89,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Larry E. Puckett and wife, Sandra M. Puckett

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

Nonnie G. Brooks and Barbara J. 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:

Lot 25, according to the survey of Hamlet, 5th Sector, as recorded in Map Book 9,
Page 70 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 31, Page 509.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 134, Page 209; and Deed Book 220, Page 329.
4. Right of Way to Shelby County in Deed Book 271, Page 732.
5. Easement to Plantation Pipeline in Deed Book 112, Page 322 and Misc.. Book 35, Page 51.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 60, Page 597.
7. 35 foot building line from 5th Court N.W.; 7.5 foot easement for public utilities along South lot line; 15 foot Plantation Pipeline easement along West lot line; as shown on recorded map.

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 (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 hand(s) and seal(s), this 28

day of June, 1991.

WITNESS:

Signature of Sandra M. Puckett (Seal)

notarized by Cindy S. Adams 7/19 (Seal)

Cindy S. Adams (Seal)

Larry E. Puckett (Seal)

Larry E. Puckett

Sandra M. Puckett (Seal)

Sandra M. Puckett

ADDITIONAL ACKNOWLEDGEMENT ON REVERSE SIDE

STATE OF ALABAMA

Jefferson COUNTY

" OFFICIAL SEAL "
CINDY S. ADAMS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/8/94

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry E. Puckett, husband of Sandra M. Puckett whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, A. D., 1991.

[Signature]
Notary Public.

State of Illinois
DePue County

On this 1st day of July 1991, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Sandra M. Puckett, wife, of Larry E. Puckett, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 1st day of July, 1991.

X Cindy S. Adams
NOTARY PUBLIC

My Commission expires: 5/8/94

AFFIX SEAL

" OFFICIAL SEAL "
CINDY S. ADAMS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/8/94

BOOK 351 PAGE 995 - A

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH

BRANCHDALE, ALABAMA 35203-2683

(205) 251-2871

Deed Tax	1.00
Notary Fee	5.00
Recording Fee	5.00
Deed Tax	1.00
Total	12.00

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Return to:

STATE OF ALABAMA

1991 JUL -8 AM 10:30

Thomas C. ...
JUDGE OF PROBATE