

This Instrument Was Prepared By:

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Attorney At Law
2162 Highway 31 South
Pelham, Alabama 35124

Inst # 1995-20648

Send Tax Notice To:
Donna Jo Brooker
404 Wilderness Lane
Alabaster, Alabama 35007

08/02/1995-20648
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.00

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar and No/100's (\$1.00) and Other Good and Valuable Consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, ALMA R. BROOKER, an unmarried woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, DONNA JO BROOKER, a married woman,, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, and run thence Northerly along the East line of said 1/4-1/4 a distance of 234.19 feet to a point, thence run North 72 deg. 49 min. 48 sec. a distance of 207.08 feet to the point of beginning of subject property, thence continue along last described course a distance of 254.28 feet to a point, thence South 08 deg. 56 min. 46 sec. East a distance of 67.40 feet to a point, thence South 72 deg. 52 min. 36 sec. East a distance of 20 feet to a point, thence South 17 deg. 10 min. 12 sec. West a distance of 147.15 feet to a point, thence South 72 deg. 49 min. 48 sec. East a distance of 210.00 feet to a point, thence North 17 deg. 10 min. 12 sec. East a distance of 210.00 feet to the point of beginning, all located in Shelby County, Alabama.

SUBJECT TO: Easements, right-of-way, covenants, restrictions, permits, and building set back line(s) of record.

SUBJECT TO: Liens, defects, encumbrances, mortgages, and claims of record.

This conveyance was prepared from legal description provided by the grantor and grantees herein without benefit of title evidence.

TO HAVE AND TO HOLD unto the said GRANTEE her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenants with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd
day of August, 1995.

Alma R. Brooker
Alma R. Brooker

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALMA R. BROOKER, 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 this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of
August, 1995.

Michelle J. Taylor
Notary Public NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: March 23, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires:

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