

LS 4338J

Form furnished by LAND TITLE COMPANY
This instrument was prepared by
David F. Ovson, Attorney at Law
Lange, Simpson, Robinson & Somerville
(Name) 728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209
(Address)

Send Tax Notice To:
TREY L. BROOKS and
CATHERINE H. BROOKS
(Name) 3028 Spruce Drive
Helena, Alabama 35080
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand Two Hundred and No/100 (\$105,200.00) ----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

STANLEY O. WALDROP and wife, RETA H. WALDROP

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

TREY L. BROOKS and CATHERINE H. 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 2, according to the Survey of Royal Pines, as recorded in Map Book 11, Page 51,
in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
- 2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 99,900 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.
Inst # 1997-17913

06/09/1997-17913
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 14.00

TO HAVE AND TO HOLD, to 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 hand(s) and seal(s), this 24TH day of May, 19 97

(Seal) Stanley O. Waldrop (Seal)
STANLEY O. WALDROP
(Seal) Reta H. Waldrop (Seal)
RETA H. WALDROP

STATE OF ~~ALABAMA~~ WASHINGTON
COUNTY OF King

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STANLEY O. WALDROP and wife, RETA H. WALDROP, whose name(s) 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 the 24th day of May, 1997.

My Commission expires:
6-30-97

Melanie J. Renner
Notary Public

Affix Notarial Seal

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