

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) **Robbie Brooks**

(Address) 175 Valentine Trail
Wilsmore, 35786

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbianna, AL 35051

Form 1-1-5 Rev. 4/70

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby _____ COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Two Thousand Nine Hundred and no/100

to the undersigned grantor or grantors is hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Fred Richards and wife, Sarah Jo Richards

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

Robbie Brooks and Anita 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:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East; thence run West along the South line of said 1/4-1/4 for 47.21 feet; thence 79 degrees 39 minutes right run Northwesterly for 272.95 feet to the point of beginning; thence continue last described course for 100.0 feet; thence 89 degrees 50 minutes right run 199.42 feet; thence 90 degrees 00 minutes right run 100.0 feet; thence 90 degrees 00 minutes right 199.71 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS#12945, dated August 10, 1993.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$82,222.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 the aforesaid premises shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 HEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of July, 1999

WITNESS:

(Sect)

Fred Richards (Seal)

(Sear)

Sarah Jo Richards (Seal)
Sarah Jo Richards (Seal)

STATE OF ALABAMA

Shelby COUNTY

the undersigned authority _____, a Notary Public in and for said County, in said State.
hereby certify that Fred Richards and Sarah Jo Richares

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 14th day of July, 1999

My Commission Expires: 10/16/2000

Notary Public