

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Donald L. Brooks  
2550 Hwy 16 W  
Calera, AL 35040

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100 DOLLARS (\$147,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **HENRY LAMBRECHT AND WIFE CLAUDIA M. LAMBRECHT**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **DONALD L. BROOKS AND PEGGY L. BROOKS**, (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial DLB P.B.

Commence at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 6 degrees 00 minutes West a distance of 663.10 feet to the point; thence North 84 degrees 09 minutes East a distance of 503.50 feet to a point; thence North 6 degrees 00 minutes West a distance of 29.45 feet to a point on the North right of way line of a public road, which point is the point of beginning; thence continue North 6 degrees 00 minutes West a distance of 621.80 feet, more or less, to the North boundary of said quarter-quarter section; thence Easterly along the North boundary of said quarter - quarter section 417.40 feet to a point; thence South 6 degrees East a distance of 621 feet, more or less, to the North right of way line of said public road; thence Westerly along the north boundary of said public road right of way 417.4 feet, more or less, to point of beginning.

Henry Lambrecht is the surviving grantee of that certain deed recorded in Book 239, Page 428; Claudia M. Lambrecht having died on or about April 1, 1999.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$139,000.00 of the purchase price recited above was paid from a mortgage loan closed 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 4th day of August, 2000.

Henry W Lambrecht  
HENRY LAMBRECHT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **HENRY LAMBRECHT, an unmarried man** 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 the 4th day of August, 2000.

Jack Mullins  
Notary Public

My Commission Expires: 8-3-2003  
zbrooks.txt

08/09/2000-27026  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 16.50

# 2000-27026