

No Title Search Conducted

This instrument prepared by:  
Hewitt L. Conwill  
CONWILL & JUSTICE  
106 S. Main Street  
Post Office Box 557  
Columbiana, Alabama 35051

SEND TAX NOTICE TO:  
  
Box 400  
Harpersville, Alabama 35078

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, BETTY B. SMITH and JAMES E. SMITH (herein referred to as Grantors), do grant, bargain, sell and convey unto PAUL L. BROOKS and RUTH S. 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 NE corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S00°10'35" W, a distance of 19.00' to the southeasterly right-of-way of CSX Transportation Railroad and to the POINT OF BEGINNING; thence continue southerly along said line and leaving said right-of-way, a distance of 1,233.78' to the northwesterly right-of-way of U.S. Hwy 231; thence S32°30'42"W along said right-of-way, a distance of 1,146.69'; thence N59°13'26"W and leaving said right-of-way, a distance of 266.62'; thence N07°31'35"E, a distance of 1,745.54' to the southeasterly right-of-way of CSX Transportation Railroad; thence N61°43'18"E along said right-of-way, a distance of 704.64' to the POINT OF BEGINNING. Containing 26.89 acres, more or less.*

*Commence at the NE corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S00°10'35"W, a distance of 19.00'; thence continue southerly along said line, a distance of 1,233.78'; thence S19°54'21"W, a distance of 366.56' to the POINT OF BEGINNING; thence S00°29'54"W, a distance of 1,012.44'; thence S87°08'46"W, a distance of 406.79'; thence N58°24'59"W, a distance of 205.01' to the southeasterly right-of-way of U.S. Hwy 231; thence N32°30'42"E along said right-of-way, a distance of 1,097.24' to the POINT OF BEGINNING. Containing 318,030 square feet or 7.30 acres, more or less.*

Paul L. Brooks and Betty Brooks Smith constitute all the heirs and next of kin of Arthur L. Brooks and Lucy J. Brooks, deceased.



TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 4<sup>th</sup> day of May, 2001.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

  
BETTY B. SMITH  
  
JAMES E. SMITH

05/16/2001-19764  
08:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JES ME 11.00

Conwill & Justice

Inst # 2001-19764

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James E. Smith and Betty B. Smith whose names 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 4<sup>th</sup> day of May, 2001.

*At Home*  
Notary Public  
My Commission Expires: 9-24-04

Inst # 2001-19764

05/16/2001-19764  
08:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
222 MB 15.00