

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:

1215 Longbrook Drive
Bessemer, Alabama 35020

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, Paul L. Brooks and Ruth S. Brooks (herein referred to as Grantors), do grant, bargain, sell and convey unto Betty B. Smith and James E. Smith (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; thence S61°43'18"W along said right-of-way, a distance of 704.64' to the POINT OF BEGINNING; thence continue southwesterly along said line and along said right-of-way, a distance of 100.00'; thence S00°10'35" W along said right-of-way, a distance of 113.74'; thence S61°43'18"W along said right-of-way, a distance of 545.93' to the intersection of said right-of-way and the easterly right-of-way of Shelby County Hwy. 83; thence S10°49'46"E and leaving said CSX right-of-way and along said Hwy. 83 right-of-way, a distance of 1,197.60' to a point of curve to the right having a radius of 1,452.41' and a central angle of 25°26'07"; thence southerly along the arc a distance of 644.77'; thence S14°36'21"W, a distance of 250.99' to a point of curve to the right having a radius of 6,067.34' and a central angle of 01°03'09"; thence southerly along the arc a distance of 111.45' to the intersection of said right-of-way and the northwesterly right-of-way of U.S. Hwy. 231; thence N32°30'42"E and leaving said Hwy. 83 right-of-way and along said Hwy 231 right-of-way, a distance of 852.27'; 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 POINT OF BEGINNING. Containing 14.05 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' to the southeasterly right-of-way of CSX Transportation Railroad; thence S61°43'18"W along said right-of-way, a distance of 704.64'; thence continue southwesterly along said line and along said right-of-way, a distance of 100.00'; thence S00°10'35"W along said right-of-way, a distance of 113.74'; thence S61°43'18"W along said right-of-way, a distance of 545.93' to the intersection of said right-of-way and the easterly right-of-way of Shelby County Hwy. 83; thence S10°49'46"E and leaving said CSX right-of-way and along said Hwy. 83 right-of-way, a distance of 1,197.60' to a point of curve to the right having a radius of 1,452.41' and a central angle of 15°43'00"; thence southerly along the arc a distance of 398.41' to the POINT OF BEGINNING; thence continue along said curve, a distance of 246.36'; thence S14°36'21"W, a distance of 250.99' to a point of curve to the right having a radius of 6,067.34' and a central angle of 01°03'09"; thence southerly along the arc a distance of 111.45' to the intersection of said right-of-way and the northwesterly right-of-way of U.S. Hwy 231; thence N32°30'42"E and leaving said Hwy 83 right-of-way and along said Hwy 231 right-of-way, a distance of 542.72'; thence N49°21'42"W and leaving said right-of-way, a distance of 207.76' to the POINT OF BEGINNING. Containing 1.17 acres, more or less.

Commence at the southeast corner of the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed West along the South boundary of said quarter-quarter section for a distance of 25.7 feet to the point of beginning. From this beginning point turn an angle of 99°50' to the right and proceed N5°10'E for a distance of 397.48 feet thence

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08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
J. G. J. G.

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turn an angle of 90° to the right and proceed S84°50'E for a distance of 329.0 feet to the west right of way of a road; thence proceed Southerly along the west side of said road for a distance of 420.25 feet; thence proceed N84°50'W for a distance of 300 feet to a point; thence turn an angle of 90° to the right and proceed N5°10'E for a distance of 20.52 feet to the point of beginning. All the above described land located in the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 3.025 acres.

Begin at the southwest corner of the South-half of the North-East quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence in an easterly direction along the south boundary of said half-quarter section 938.00 feet; thence turn 79 degrees and 56 minutes to the left in a northeasterly direction 518.02 feet; thence turn 94 degrees and 22 minutes to the left in a northwesterly direction 411.42 feet; thence turn 90 degrees and 00 minutes to the right in a northeasterly direction 142.00 feet; thence turn 82 degrees and 24 minutes to the right in an easterly direction 806.78 feet; thence turn 87 degrees and 27 minutes to the right in a southerly direction along the west boundary of the Stone Property 209.00 feet to the point of beginning; thence turn 80 degrees and 20 minutes to the left in a southeasterly direction 209.00 feet; thence turn 87 degrees and 05 minutes to the right in a southerly direction along the west right-of-way boundary of Highway 83 a distance of 158.90 feet; thence turn 97 degrees and 45 minutes to the right in a northwesterly direction along the north boundary of the Brooks Property 329.00 feet; thence turn 90 degrees and 00 minutes to the right in a northeasterly direction along the east boundary of the Jones Property 130.00 feet; thence run in an Easterly direction 50.00 feet more or less to the point of beginning, located in Shelby County, Alabama.

The above conveyed property is not the homestead of the Grantors herein.

Paul L. Brooks and Betty Brooks Smith constitute the sole 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, I have hereunto set my hand(s) and seal(s), this 4th day of May, 2001.

WITNESS:

Paul L. Brooks
PAUL L. BROOKS
Ruth S. Brooks
RUTH S. BROOKS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul L. Brooks and Ruth S. Brooks 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 4th day of May, 2001.

Monni
Notary Public
My Commission Expires: 9-21-2004
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
302 ME 15.00
05/16/2001-19765