


SEND TAX NOTICE TO:
(Name) Paul L. Brooks
(Address) P.O. Box 400
Harpersville AL 35778

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

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart


20020509000218700 Pg 1/1 12:00
Shelby Cnty Judge of Probate, AL
05/09/2002 10:38:00 FILED/CERTIFIED

STATE OF ALABAMA
Shelby } **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY

That in consideration of Pne Hundred Thirty Seven Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Phoebe A. Wall Zandi, a Single woman

(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 NW corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 1 degrees 7 minutes 20 seconds East a distance of 16.59 feet 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 1236.95 feet to the northwesterly right of way of U.S. Highway 231; thence North 32 degrees 30 minutes 42 seconds East along said right of way a distance of 1155.30 feet to a point of curve to the left having a central angle of 15 degrees 35 minutes 55 seconds and a radius of 1204.43 feet; thence along the arc of said curve and along said right of way a distance of 327.90 feet; thence South 88 degrees 41 minutes 21 seconds West and leaving said right of way a distance of 750.72 feet to the Southeasterly right of way of CSX Transportation Railroad; thence South 61 degrees 3 minutes 40 seconds West along said right of way a distance of 35.77 feet to the point of beginning.
According to survey of Rodney Y. Shiflett, RLS #21784, dated April 17, 2002.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$139,702.70 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Phoebe A. Wall is one and the same as Phoebe A. Zandi

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 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.

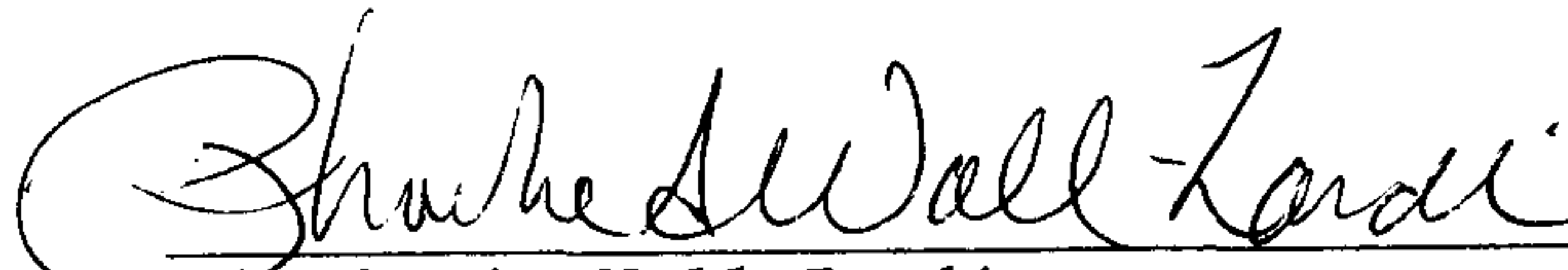
IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of April, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)



Phoebe A. Wall Zandi

(Seal)

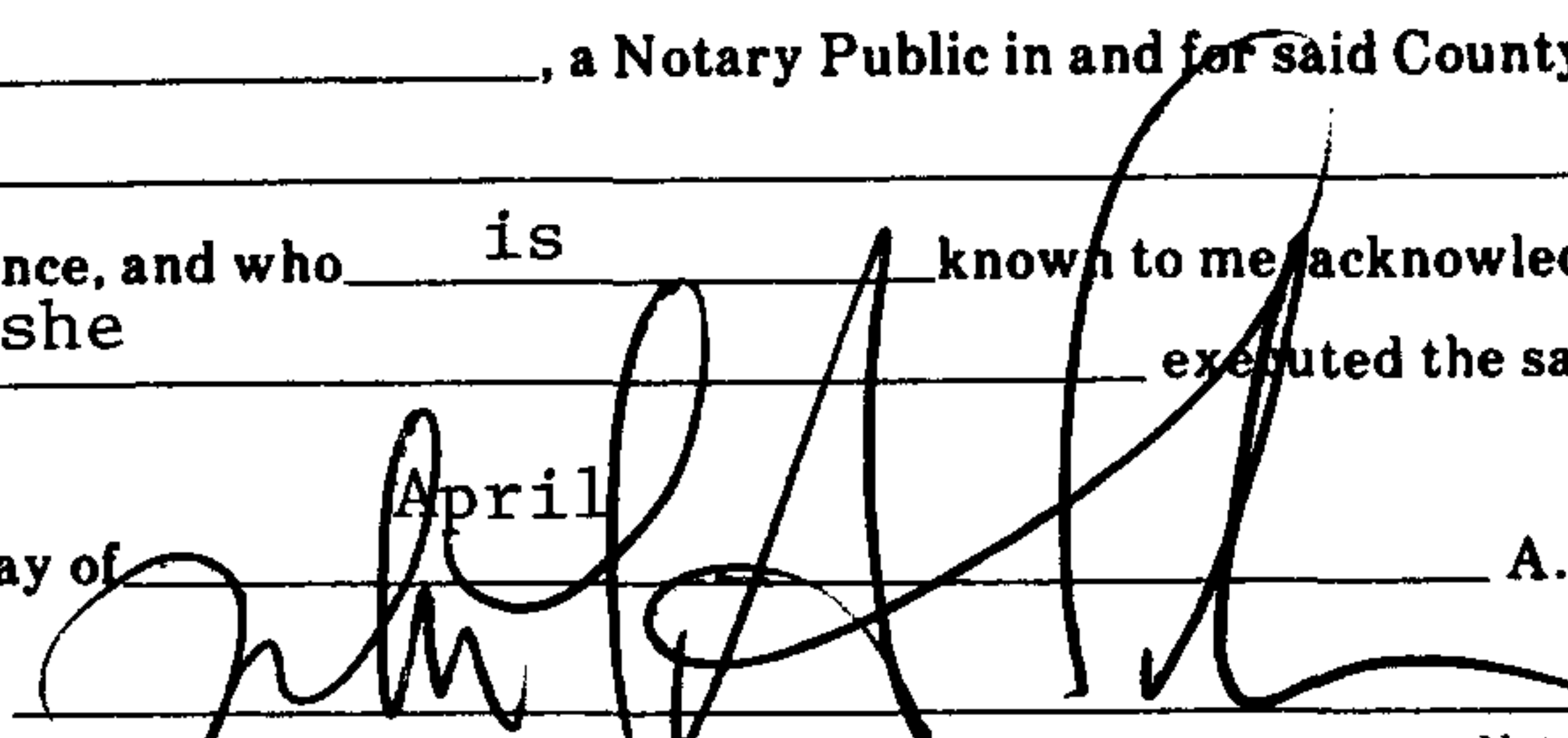
(Seal)

STATE OF ALABAMA
Shelby } **COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Phoebe A. Wall Zandi 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 she executed the same voluntarily on the day the same bears date. 30th day of April, A.D., 19 2002

Given under my hand and official seal this

My Commission Expires: 10/16/04



Notary Public.