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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

(Name) Mr. Bobby R. Brooks

(Address) 271 Highway 62

Harpersville, Alabama 35078

This instrument was prepared by: Mike T. Atchison, Attorney  
P.O. Box 822  
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99

**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 One Thousand and no/100 <sup>5,000</sup> ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

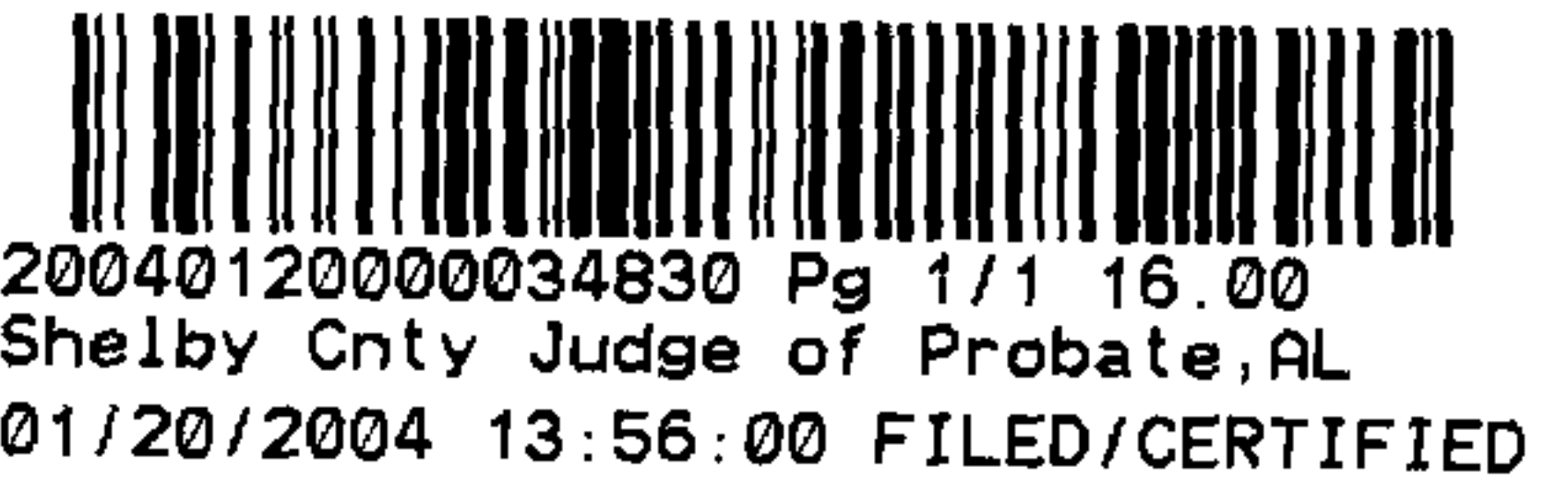
Margie C. Pody, a single woman

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

Bobby R. Brooks and wife, Vickie D. 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:



Begin at the NW corner of the Virgil E. Brooks lot in Beat 10, Shelby County, Alabama, and run thence West a distance of 12 feet to the West side of a farm field road to the point of beginning; thence continue West a distance of 105 feet to a point; thence run South a distance of 503 feet to a point; thence run East a distance of 105 feet to a point on the West side of the said farm field road; thence run North along the said West side of said farm field road a distance of 503 feet to the point of beginning, less and except the parcel of land conveyed to Bobby R. Brooks and wife, Vickie D. Brooks, as described in that certain deed recorded in Deed Book 306, Page 635, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in the E 1/2 of the SW 1/4, Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 20th day of January, 2004.

WITNESS:

\_\_\_\_\_  
(Seal)

Margie C Pody (Seal)  
Margie C. Pody

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(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 Margie C. Pody

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.

Given under my hand and official seal this 20th day of January, A. D., 2004.

My commission expires: 10-16-04

James F. Pearson  
Notary Public.