

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jonathan R. Brooks
410 Hwy. 416
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Nine Thousand dollars and Zero cents (\$109,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sheila Brooks, a married woman and Jonathan R. Brooks, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jonathan R. Brooks (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, of Walters Cove Subdivision, Third Sector, as recorded in Map Book 5, Page 71, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

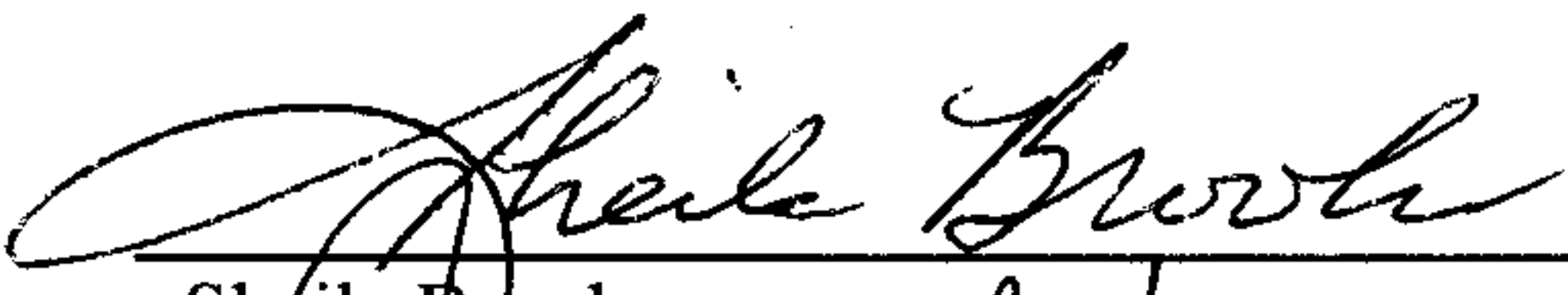

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$86,996.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of January, 2010.

_____	(SEAL)		(SEAL)
_____	(SEAL)	Sheila Brooks	
_____	(SEAL)		(SEAL)
_____	(SEAL)	Jonathan R. Brooks	
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Sheila Brooks and Jonathan R. 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 2nd day of January, 2010.

My Commission Expires: 10-16-12



Notary Public

Shelby County, AL 02/05/2010
State of Alabama
Deed Tax : \$22.50


20100205000036480 1/1 \$33.50
Shelby Cnty Judge of Probate, AL
02/05/2010 09:44:50 AM FILED/CERT

