

This instrument was prepared by:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Henry Rooks  
261 Rooks Estates  
Chelsea, AL 35043

## **WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Thirty Thousand and NO/00 Dollars (\$30,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sonya F. Thomas**, a Single woman, (herein referred to as grantor, whether one or more) does by these presents grant, bargain, sell and convey unto, **Henry Rooks**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of the grantor or her respective spouse.

**TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 12<sup>th</sup> day of ~~February~~, 2010.  
March

Sonya F. Thomas  
Sonya F. Thomas

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sonya F. Thomas, 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 12<sup>th</sup> day of ~~February~~ March, 2010.

Kimberly A Bradley  
Notary Public

My Commission Expires: 8-23-10

Shelby County, AL 03/16/2010  
State of Alabama  
Deed Tax : \$30.00

My Commission  
Expires: 08-23-10  
Kimberly Ann Bradley


  
20100316000077380 1/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
03/16/2010 03:34:05 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 1 West, and run South 87 degrees 15 minutes West along the North quarter line a distance of 524 feet to the point of beginning; thence continue last course a distance of 210 feet thence turn left 90 degrees and run Southerly a distance of 210 feet; thence turn left 90 degrees and run Easterly a distance of 210 feet; thence turn left 90 degrees and run Northerly a distance of 210 feet to the point of beginning. One acre more or less. Also, a 30-foot right of way from the property described to the Columbiana-Chelsea paved road (Shelby Co. No. 47) as the drive now exists.



20100316000077380 2/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
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