



20120307000080350 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/07/2012 12:06:33 PM FILED/CERT

Value of property: 265,000.00

NO CONSIDERATION PAID  
STATE OF ALABAMA )

COUNTY OF SHELBY )

"This deed is to correct name of wife and claim joint tenancy"  
**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT DANNY RAY BROOKS and MAE W. BROOKS, formerly known as CLARA MAY BROOKS, husband and wife (herein, "Grantor"), whose address is 1788 Rock School Road, Hapersville, AL 35078, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to DANNY RAY BROOKS and MAE W. BROOKS, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1788 Rock School Road, Hapersville, AL 35078, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1788 Rock School Road, Hapersville, AL 35078

SOURCE OF TITLE: Deed Book 355, Page 576

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

This property constitutes the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 22 day of February, 2012.

GRANTOR:

Danny Ray Brooks (SEAL)  
Danny Ray Brooks

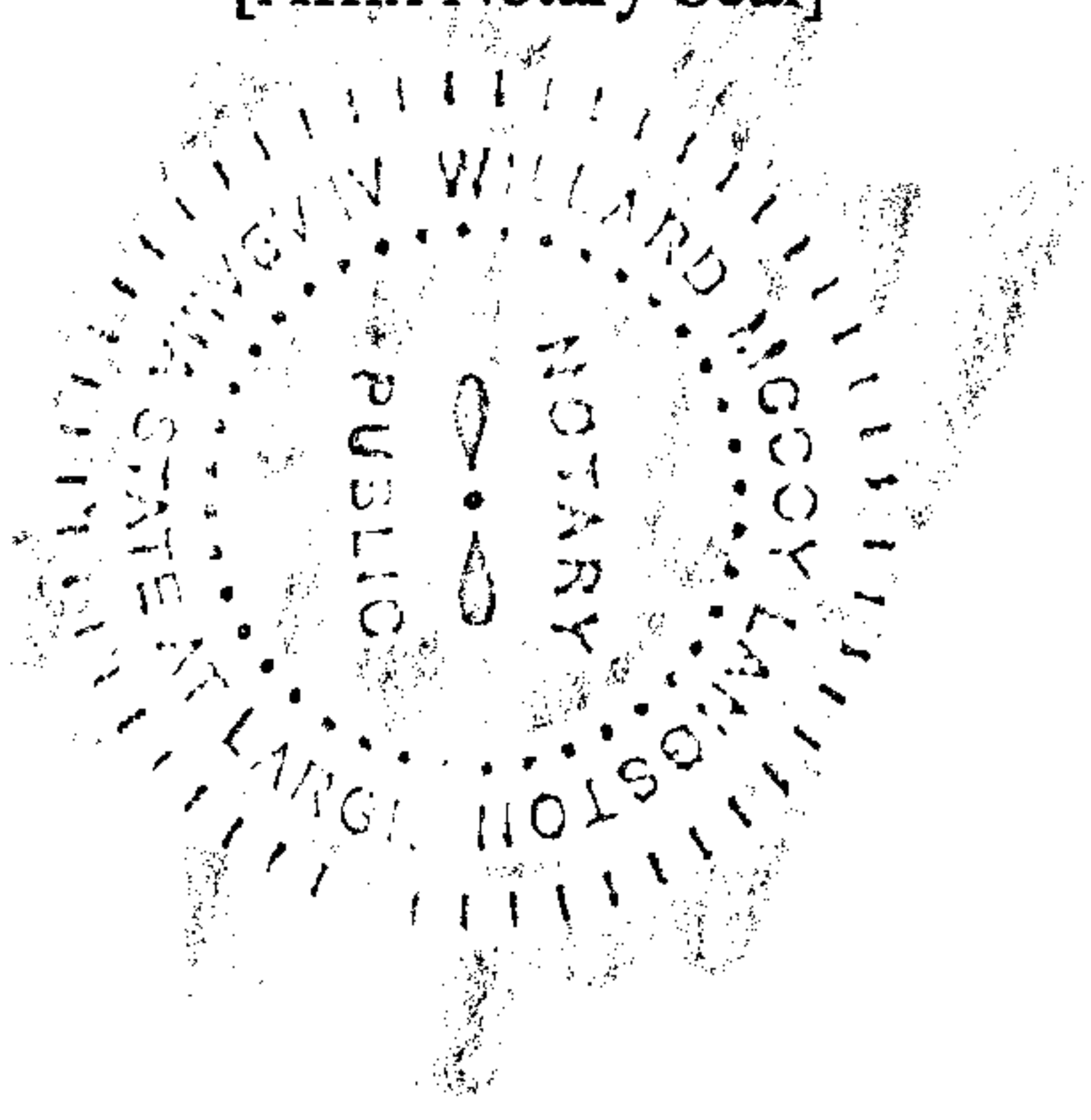
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Danny Ray Brooks, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of February, 2012.

[Affix Notary Seal]

Walter McCarty Hampton  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: April 10<sup>th</sup> 2014



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Property address: 1788 Rock School Road, Hapersville, AL 35078

GRANTOR:

*Mae W. Brooks, formerly known  
as Clara May Brooks* (SEAL)  
Mae W. Brooks, formerly known as  
Clara May Brooks

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Mae W. Brooks, formerly known as Clara May Brooks, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of February, 2012.

[Affix Notary Seal]

*W. Lee McCoy*  
SIGNATURE OF NOTARY PUBLIC

My commission expires: April 10<sup>th</sup> 2014

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

When recorded, please mail to:

DANNY RAY BROOKS  
MAE W. BROOKS  
1788 ROCK SCHOOL ROAD  
HAPERSVILLE, AL 35078

The Grantee's address is:

DANNY RAY BROOKS  
MAE W. BROOKS  
1788 ROCK SCHOOL ROAD  
HAPERSVILLE, AL 35078



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**EXHIBIT A**

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:


ALL THAT PART OF THE WEST 660 FEET OF THE NE 1/4 OF SW 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST, LYING SOUTH OF OLD HARPERSVILLE-WELDON ROAD.

SUBJECT TO TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY DATED NOVEMBER 8, 1939, RECORDED IN DEED BOOK 107, PAGE 459, AND DATED DECEMBER 4, 1941, RECORDED IN DEED BOOK 113, PAGE 23, BOTH IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING SET-BACKS, EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel ID: 08-8-34-0-000-016.000

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

  
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12-35796 (mam)

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