

GENERAL WARRANTY DEED

\$ 10,880

THIS DEED, dated 06/05/2018, is made by and between Mr. James P Brooks, the "Grantor," located at 536 Cahaba River Est, Hoover, Alabama 35244 in the County of Shelby, and Mrs. Paula B Cordes, the "Grantee," whose legal address is 2116 Rockview Ln, Hoover Alabama 35226, located in the County of Jefferson.

WITNESS, that the Grantor, for and in consideration for the total sum of **\$100.00 DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Shelby County and in the State of Alabama, herein described as follows:

Full legal description: A parcel of land located in section 26, township 19 south, Range 3 west, Shelby County, Alabama, containing 1.4 acres more or less and being more particularly described as follows:

Commence at the northeast corner of the northeast 1/4 of the northwest 1/4 of section 26, Township 19 south, range 3 west and run west on the north line of said 1/4 1/4 section for a distance of 450.00', thence turn an interior angle of 89°10'0" to the right for a distance of 670.72' to the point of beginning, thence turn a deflection angle of 90°37'1" to the right for a distance of 210.16', thence turn an interior angle of 89°08'14" to the right for a distance of 374.42' to the start of a curve to the left having a radius of 5170.00', a delta angle of 2°58'48" and an arc length of 268.89', thence turn an interior angle of 129°08'11" to the right for a distance of 202.46' to the point of beginning.

And also,

An 15' wide ingress, egress, and utility easement, being more particularly described as follows:

commence at the northeast corner of the northeast 1/4 of the northwest 1/4 of section 26, township 19 south, range 3 west and run west on the north line of said 1/4 1/4 section for a distance of 330.00', thence turn an interior angle of 89°10'00" to the right for a distance of 543.69' to the point of beginning of the centerline of said 15' easement, thence turn an interior angle of 142°59'42" to the left for a distance of 154.77', thence turn an interior angle of 166°40'30" to the right for a distance of 195.12', thence turn an interior of 159°40'30" to the right for a distance of 170.25' to the end of said easement.

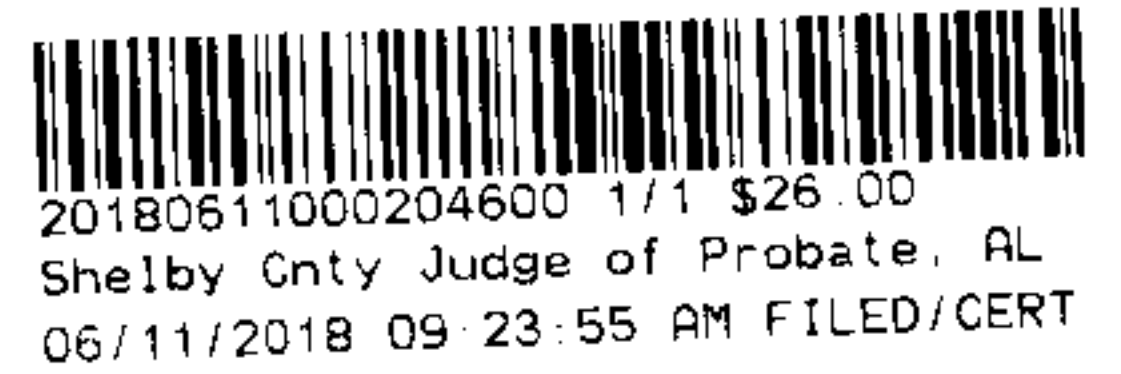
ALSO, known by the street address of 536 Cahaba River Est, Hoover, Alabama 35244 and assessor's schedule or parcel number .

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

State of Alabama

ss.

County of Shelby



The foregoing instrument was acknowledged before me on 06/05/2018, by Mr. James P Brooks, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

(Notary Public Signature)

Shelby County, AL 06/11/2018
State of Alabama
Deed Tax: \$11.00

Notary Commission Expires: 11/12/2019

HEREBY releasing and waiving all rights under and by virtue of the laws of the State of .

TO HAVE AND TO HOLD the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR

GRANTEE

James Brooks
Barbara Brooks
(Grantor Signature)

Paula Brooks Cordes
(Grantee Signature)
Jan Lee Cant

536 Cahaba River Est
Hoover, Alabama 35244

2116 Rockview Ln
Hoover, Alabama 35226