

20200611000238860  
06/11/2020 03:15:05 PM  
DEEDS 1/2

Send tax notice to:  
Ward and Wanda Smith  
40387 Hwy 25  
Harpersville, Alabama 35078  
CHL2000155

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Paul L. Brooks and Ruth S. Brooks, husband and wife**, whose mailing address is: PO Box 400, Harpersville, AL 35078 (hereinafter referred to as "Grantor"), by **Ward Smith and Wanda Smith, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 1 degrees 7 minutes 20 seconds East a distance of 16.59 feet to the Southeasterly right of way of CSX Transportation Railroad and to the point of beginning; thence continue Southerly along said line and leaving said right of way, a distance of 1236.95 feet to the northwesterly right of way of U.S Highway 231; thence North 32 degrees 30 minutes 42 seconds East along said right of way a distance of 1155.30 feet to a point of curve to the left having a central angle of 15 degrees 35 minutes 55 seconds and a radius of 1204.43 feet; thence along the arc of said curve and along said right of way a distance of 327.90 feet; thence South 88 degrees 41 minutes 21 seconds West and leaving said right of way a distance of 750.72 feet to the Southeasterly right of way of CSX Transportation Railroad; thence South 61 degrees 3 minutes 40 seconds West along said right of way a distance of 35.77 feet to the point of beginning.

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.**  
**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS**  
**OF RECORD.**  
**MINING AND MINERAL RIGHTS EXCEPTED.**

**TO HAVE AND TO HOLD** to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs,

executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 11  
day of June, 2020.

Paul L. Brooks  
Paul L. Brooks

Ruth S. Brooks  
Ruth S. Brooks

STATE OF ALABAMA  
COUNTY OF Shelby

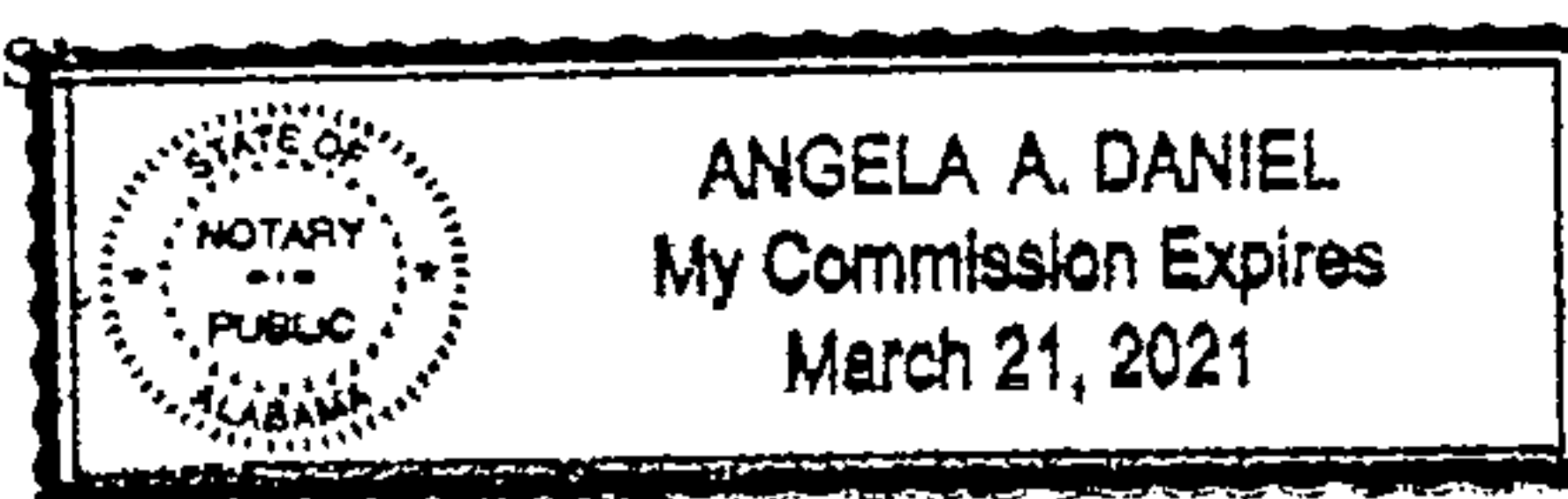
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul L. Brooks and Ruth S. Brooks, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 11 day of June, 2020

Angela A. Daniel  
Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/11/2020 03:15:05 PM  
\$150.00 CHERRY  
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Allen S. Bayl