

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Charles Brett Rooks
35 Rooks Estates
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank H. Rooks, a married man and Henry B. Rooks, a married man (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Charles Brett 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 taxes for 2020 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of grantors or their respective spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 successors 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, successors and assigns forever, against the lawful claims of all persons.

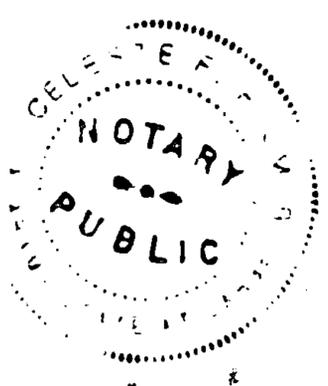
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of August, 2020.

Frank H. Rooks
Frank H. Rooks
Henry B. Rooks
Henry B. Rooks

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank H. Rooks and Henry B. Rooks, who 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 25th day of August, 2020.



Chelsea Fulmer
Notary Public
My Commission Expires: 10-11-20

EXHIBIT "A"
LEGAL DESCRIPTION

Commence from the southeast corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 20 South, Range 2 West in Shelby County, Alabama; thence North 00°15'02" West, a distance of 635.64 feet to a set capped iron at the Point of Beginning; thence North 35°00'00" West, a distance of 350.00 feet to a set capped iron; thence North 49°03'50" East, a distance of 350.00 feet to a set capped iron; thence South 35°00'00" East, a distance of 350.00 feet to a set capped iron; thence South 49°03'50" West, a distance of 350.00 feet back to the Point of Beginning. Containing 2.80 Acres, more or less.

Together with a 20 feet Ingress/Egress & Utility Easement described as follows:
Commence from the southeast corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 20 South, Range 2 West in Shelby County, Alabama; thence North 00°15'02" West, a distance of 635.64 feet to a set capped iron; thence North 35°00'00" West, a distance of 73.21 feet to a point on the centerline of an easement lying 10 feet on each side of the following described centerline, thence South 56°41'10" West, a distance of 66.85 feet; thence South 50°04'47" West, a distance of 194.16 feet; thence South 56°47'31" West, a distance of 112.61 feet to the termination point on the North right-of-way of County Road 36.



20200825000371340 2/3 \$153.00
Shelby Cnty Judge of Probate, AL
08/25/2020 01:20:06 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Frank H. Rooks & Henry B. Rooks
Mailing Address 261 Rooks Estates
Chelsea, AL 35043

Grantee's Name: Charles Brett Rooks
Mailing Address: 35 Rooks Estates
Chelsea, AL 35043

Property Address: 35 Rooks Estates
Chelsea, AL 35043

Date of Sale 8-25-20
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 125,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale - Deed
- Sales Contract
- Closing Statement
- Appraisal
- Other -

Shelby County, AL 08/25/2020
State of Alabama
Deed Tax: \$125.00

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 8-25-20

Sign Frank H Rooks
(Grantor/Grantee/Owner/Agent) circle one

Print FRANK H. ROOKS

Unattested

(Verified by)

