

THIS INSTRUMENT PREPARED BY:
MATTHEW T. MURPHY
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975

**WARRANTY DEED
JOINTLY WITH RIGHT OF SURVIVORSHIP**

SEND TAX NOTICES TO:

40387 Highway 85
Harpersville, AL 35078

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, **Paul L. Brooks and Ruth S. Brooks, a married couple**, in hand paid by the GRANTEE, **Ward Smith and Wanda Smith**, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad and the POINT OF BEGINNING; thence S01°14'12"E and leaving said R.O.W. line a distance of 515.43'; thence N57°23'18"W a distance of 150.16'; thence N01°14'12"W a distance of 367.42' to the Southerly R.O.W. line of CSX Transportation Railroad; thence N61°27'54"E and along said R.O.W. line a distance of 140.34' to the POINT OF BEGINNING.

Said Parcel containing 1.26 acres, more or less.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

The description contained herein was taken from that certain survey

dated April 14, 2025, by Rodney Shiflett, AL Reg. No. 21784, a copy of which is attached hereto as EXHIBIT "A", and which controls.

Prior Deed Reference: Instrument Numbers: 20020509000218700; 20200611000238860.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 20 day of April, 2025.

Paul L. Brooks

Paul L. Brooks

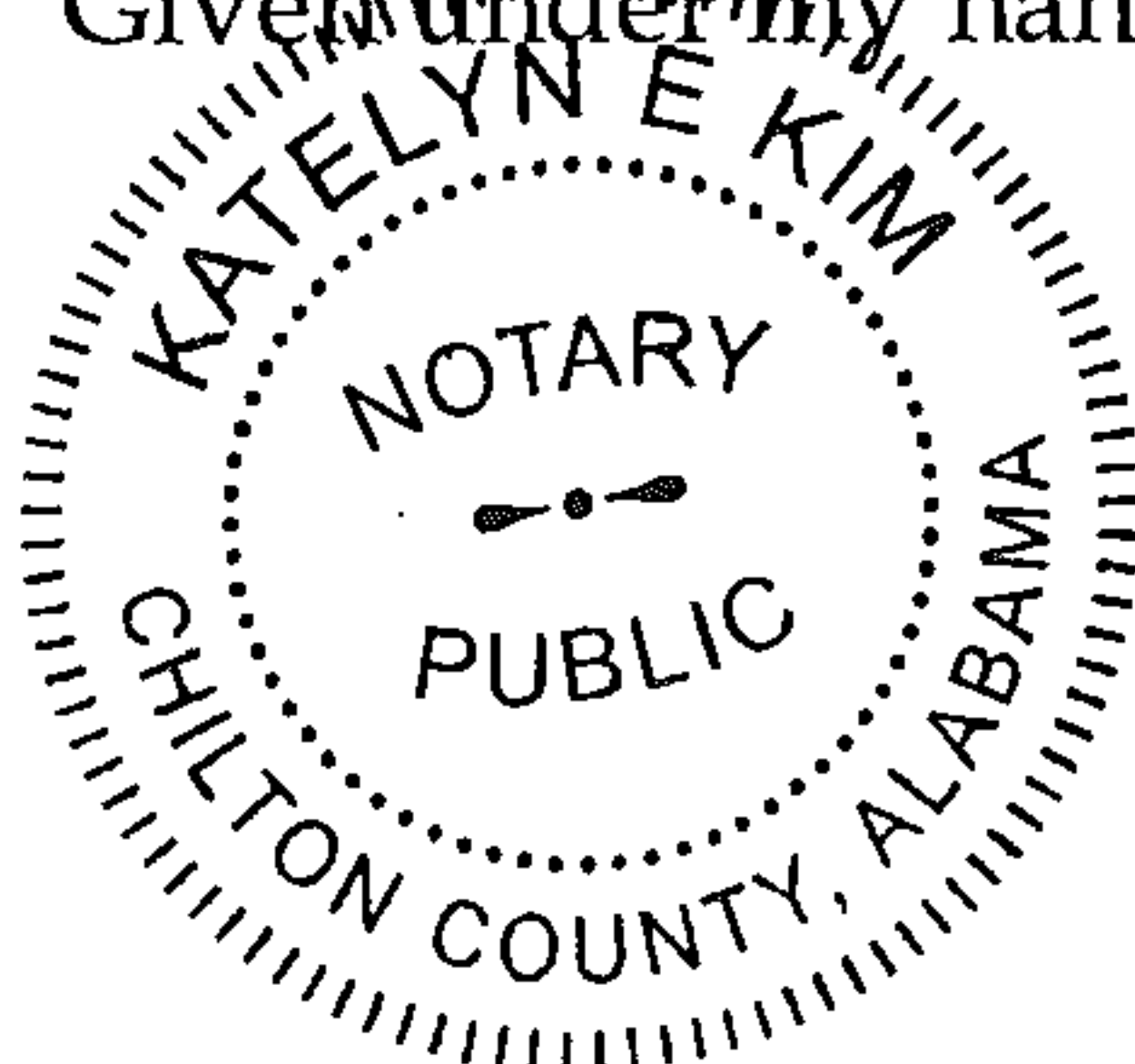
Ruth S. Brooks

Ruth S. Brooks

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify **Paul L. Brooks and Ruth S. Brooks**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of April, 2025.



Katelyn E. Kim

NOTARY PUBLIC

My Commission Expires: 12/03/25

Address of Grantee:

40357 Highway 25
Harpersville, AL 35078

Address of Grantor:

PO Box 400
Harpersville, AL 35078

Property Address:

1.26 Acre, more or
less in Shelby County, AL

Real Value: ~~\$000.00~~

\$32,800.00

