

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:**

PO BOX 400  
Harpsville, AL 35078.

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

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, **Paul L. Brooks and Ruth S. Brooks**, 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:

**Parcel 4 - 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; thence S61°27'54"W and along said R.O.W. line a distance of 140.34' to the POINT OF BEGINNING; thence continue S61°27'54"W and along said R.O.W. line a distance of 539.06'; thence S60°19'26"W and along said R.O.W. line a distance of 100.00'; thence S00°31'29"E and along said R.O.W. line a distance of 113.72'; thence S61°06'32"W and along said R.O.W. line a distance of 245.81'; thence S12°33'55"E and leaving said R.O.W. line a distance of 775.72'; thence S07°15'20"W a distance of 698.02'; thence S57°59'02"E a distance of 266.62' to the Westerly R.O.W. line of Alabama Highway 25; thence N32°34'49"E and along said R.O.W. line a distance of 1146.70'; thence N01°12'27"W and leaving said R.O.W. line a distance of 716.06'; thence N57°23'18"W a distance of 150.16'; thence N01°14'12"W a distance of 367.42' to the POINT OF BEGINNING. Said Parcel containing 28.45 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.

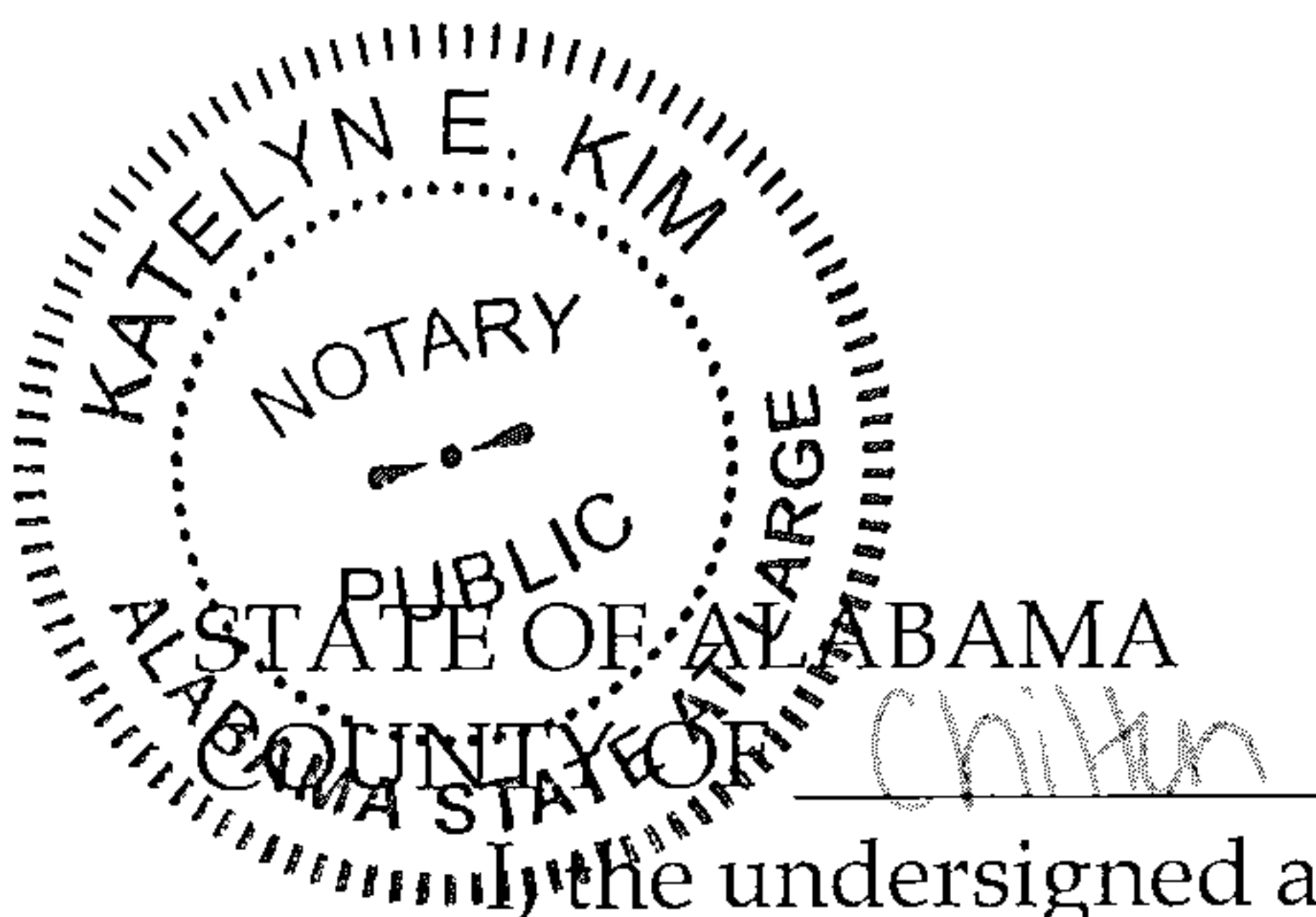
The description contained herein was taken from that certain survey dated April 14, 2025, by Rodney Shiflett, AL Reg. No. 21784, a copy of which is attached hereto as EXHIBIT "A", and which controls.

**Prior Deed Reference: Instrument Numbers: 20210823000410790.**

**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 2 day of May, 2025.



Paul L. Brooks  
Paul L. Brooks

Ruth S. Brooks  
Ruth S. Brooks

In 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 2 day of May, 2025.

Kate Kim

NOTARY PUBLIC

My Commission Expires: 12/03/25

Address of Grantee:

PO box 1100  
Enterprise, AL 36036

Real Value: ~~\$15,120.00~~

\$15,120.00.

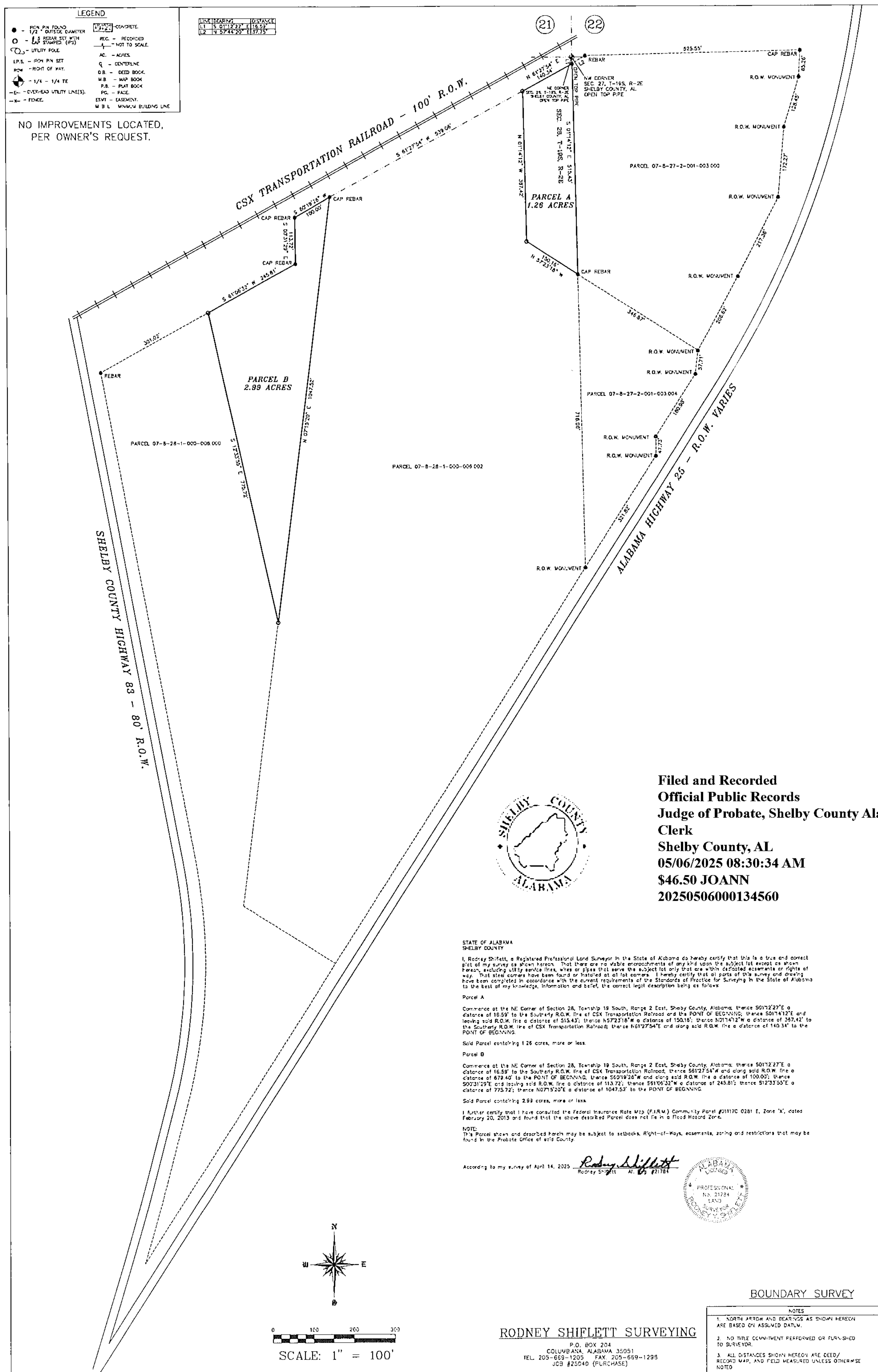
Address of Grantor:

PO box 1100  
Enterprise, AL 36036

Property Address:

28.45 acres, more or less  
in Shelby County, AL.





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/06/2025 08:30:34 AM  
 \$46.50 JOANN  
 20250506000134560

*Allie S. Bayl*