

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 1933 Montgomery Highway, Birmingham, Alabama, 35209

1980010200000290 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/02/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Thousand and no/100 (\$40,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Willard L. Bailey and wife, Virginia Stogner Bailey
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Willard Bailey and wife, Jacqueline P. Bailey
(herein referred to as GRANTEES) 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:

A one-half (1/2) interest in and to the following described property: All that part of the West 592 feet of the NE1/4 of the SE1/4 of Section 20, Township 19, Range 2 West, Shelby County, Alabama, which lies South and East of the center line of Valleydale Road, as presently situated, containing 8.2 acres, more or less. Subject to:

1. Title to minerals underlying caption lands with mining rights and privileges belonging thereto; as shown by deed dated September 17, 1881 and recorded in D. Bk. 4, page 542, Shelby County, Alabama.
2. Transmission Line Permit to Alabama Power Company dated May 20, 1947 and recorded in Deed Book 129, at page 566 in said Probate Records.
3. Right-of-way Deed to Shelby County for public road, dated April 27, 1956 and recorded in Deed Book 179, at page 442, in said Probate Records.

\$30,000.00 of the above described purchase price was paid by purchase money mortgage from Jimmy Willard Bailey and wife, Jacqueline P. Bailey to Willard L. Bailey and wife, Virginia Stogner Bailey, said mortgage to be unrecorded.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th day of December, 1979

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
(Seal)
1980 JAN -2 AM 10:36
(Seal)
James G. Snowden, Jr.
JUDGE OF PROBATE (Seal)

Willard L. Bailey (Seal)
WILLARD L. BAILEY
Virginia Stogner Bailey (Seal)
VIRGINIA STOGNER BAILEY
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Deed 40.00
Rec. 1.50
Jud. 1.00
42.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willard L. Bailey and wife, Virginia Stogner Bailey whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, A. D., 1979

William H. Halbrooks
Notary Public.

(Bailey & Stogner)