

This instrument prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35206

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-five thousand three hundred and no/100 (\$ 75,300.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
William B. Bailey and wife, Janette H. Bailey

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Helen H. Atkins

(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".

Subject to taxes for 1985.

Subject to transmission line permit to Alabama Power Company of record.

\$ 67,750.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that K (we) will and ~~our~~ (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 hands(s) and seal(s), this 30th day of April, 19 85.

(Seal) William B. Bailey (Seal)
(Seal) Janette H. Bailey (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that William B. Bailey and wife, Janette H. Bailey whose name S 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 30th day of April, A. D. 19 85

Larry L. Halcomb
Notary Public
My Commission Expires 1/23/86

PARCEL I:

Part of the W 1/2 of the SW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama, bein more particularly described as follows:

Begin at the Southwest corner of section 36, Township 20 South, Range 2 West and run Northerly along the West side of the said Section for 2747.64 feet to the Northwest corner of the NW 1/4 of the SW 1/4 of the said Section 36; then turn an angle of 90 deg. 00 min. to the right and run easterly for 150.00 feet; then turn an angle of 88 deg. 58 min. 16 sec. to the right and run Southerly for 1356.54 feet to the point of beginning; then continue along the same line running southerly for 190.00 feet; then turn anangle of 73 deg. 44 min. 59 sec. to the left and run Southeasterly for 222.25 feet to a point 20 feet west of the centerline of a dirt road (said dirt road becomes Shelby County Road approximately 1.5 miles South of said point); then turn an angle of 67 deg. 37 min. 26 sec. to the left and run Northeasterly for 298.29 feet to an existing iron marking the Northeast corner of the herein described land; then turn an angle of 125 deg. 52 min. 51 sec. to the left and run westerly for 400.02 feet back to the point of beginning.

PARCEL II:

Begin at the Southwest corner of Section 36, Township 20 South, Range 2 West and run Northerly along the West side of the said Section 2747.64 feet to the Northwest corner of the NW 1/4 of the SW 1/4 of the said Section 36; then turn an angle of 90 deg. 00 min. to the right and run Easterly for 150.00 feet; then turn an angle of 88 deg. 58 min. 16 sec. to the right and run southerly for 1546.54 feet to the point of beginning; thence continue along the same line running southerly for 285.00 feet to a point on the right of way of a County road; thence Northeasterly along the right of way of said road 310 feet to a point 222.25 feet Southeast of the point of beginning; thence 222.25 feet Northwesterly to the point of beginning.

All being situated in Shelby County, Alabama..

This being the same property as that purchased by William B. Bailey and Janette H. Bailey in deed recorded in Deed Book 302 Page 285 and Deed Book 316 page 651 in the Probate Office of Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAY -3 AM 10:39

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ 8.00
Deed Tax	
Mineral Tax	5.00
Recording Fee	1.00
Index Fee	
TOTAL	\$ 14.00