

319

This instrument was prepared by

(Name) James R. Moncus, Jr.  
1318 Alford Ave.  
(Address) Birmingham, Al. 35226  
P-36

Send Tax Notice To: Steven H. Bailey  
name 1526 Highway 51  
Wilsonville, Al. 35186  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-five thousand and no/100 (\$125,000.00) DOLLARS

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

Randy Clayton Dorough, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Steven H. Bailey and Nancy N. Bailey

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$60,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 328 PAGE 301

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 1 day of February, 19 91.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Randy Clayton Dorough (Seal)  
RANDY CLAYTON DOROUGH  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Randy Clayton Dorough, an unmarried man

whose name 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 he has executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 1 day of February A. D., 19 91

[Signature]

Notary Public.

EXHIBIT A

From the Northwest corner of the NE 1/4 of Section 5, Township 20 South, Range 1 East, run Eastwardly along the North line of said 1/4 a distance of 868.38 feet to a point on the West right of way line of a county road; thence 94 degrees, 19 minutes right a distance of 176.22 feet to the point of beginning; thence right 39 degrees, 10 minutes a distance of 1271.49 feet; thence right 163 degrees, 10 minutes a distance of 743.75 feet; thence right along the chord of the curve to the left, a distance of 134.29 feet; thence left 40 degrees, 08 minutes, 45 seconds a distance of 315.87 feet; thence right 4 degrees, 05 minutes, 30 seconds a distance of 163.97 feet to the point of beginning herein described; being situated in Shelby County, Alabama.

BOOK 328 PAGE 302

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

91 FEB -6 AM 10:44

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	-----	\$ 65.00
2. Mtg. Tax	-----	0
3. Recording Fee	-----	5.00
4. Indexing Fee	-----	3.00
5. No Tax Fee	-----	0
6. Certified Fee	-----	1.00
Total	-----	\$ 74.00