

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
30 Landings Lane
Wilsonville, Al 35186

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Nine Thousand and no/100 DOLLARS (\$89,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof acknowledged, the undersigned **JOSEPH W. BAILEY, an unmarried man; LAURA M. BAILEY, an unmarried woman,** (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto **WENDY DAWN JOHNSON** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 2, according to the survey of Carleton Estates as recorded in Map Book 13, Page 48, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to: (1) Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000. (b) Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (c) Transmisison line permits to Alabama Power Company as recorded in Real Book 273, Page 167; Deed Book 221, Page 663; Deed Book 138, Page 88 and Deed Book 133, Page 253 in Probate Office. (d) Restrictive covenants as recorded in Real Book 229, Page 584; Real Book 242, Page 694 and amended in Real Book 270, Page 33, in Probate Office. (e) Restrictive covenants as shown on recorded map. (f) 70 foot building set back line from Hebb Road and Landings Lane as shown on recorded map. (g) Utility easements as shown on recorded map.

\$89,375.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances

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SHELBY COUNTY JUDGE OF PROBATE
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unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 25th day of May, 2000.


Joseph W. Bailey

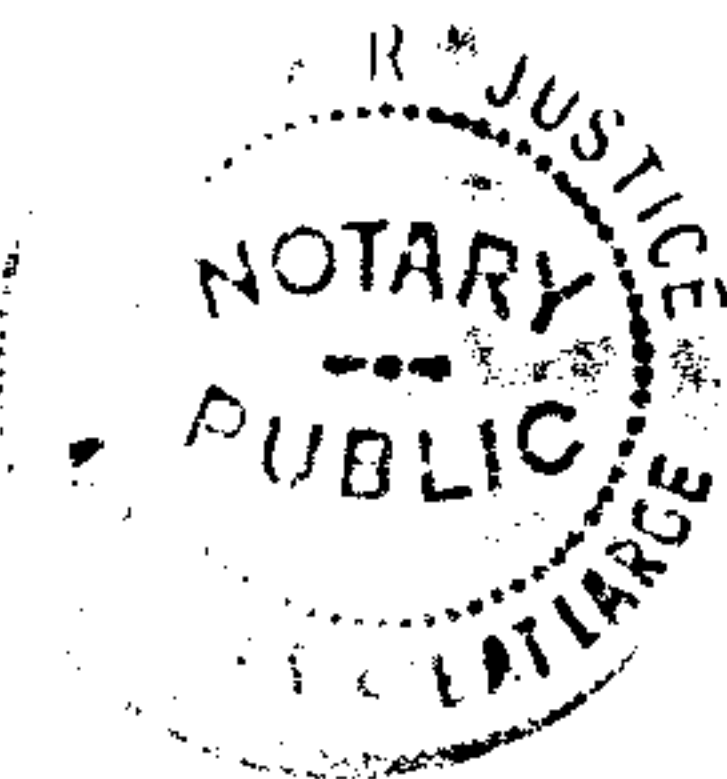

Laura M. Bailey


STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph W. Bailey, an unmarried man; Laura M. Bailey, an unmarried woman, 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 25th day of May, 2000.




Notary Public

My Commission Expires

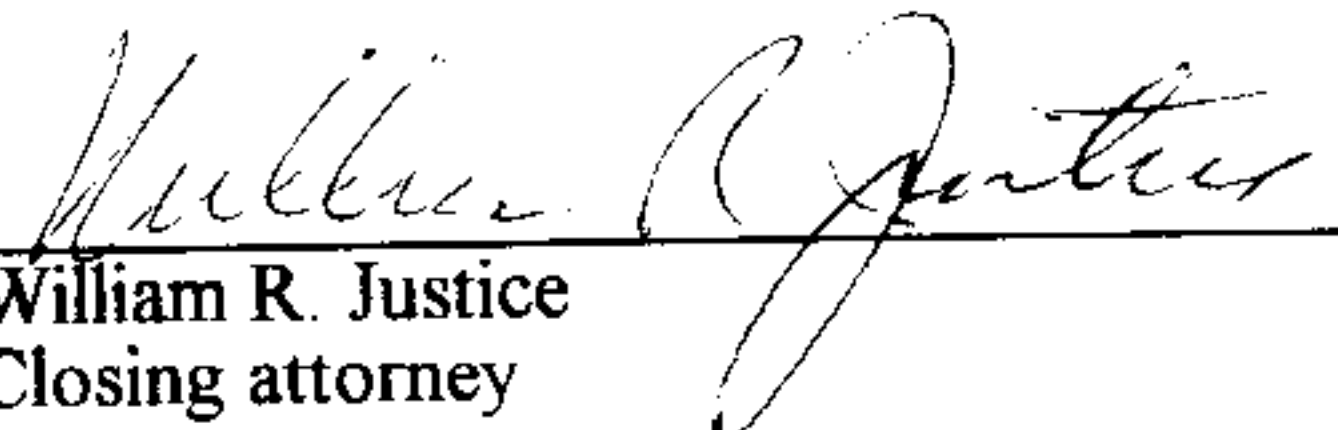
9/12/03

MEMO TO TITLE INSURANCE COMPANY

FILE # SS-00-7467


OWNER: Joseph W. Bailey and Laura M. Bailey

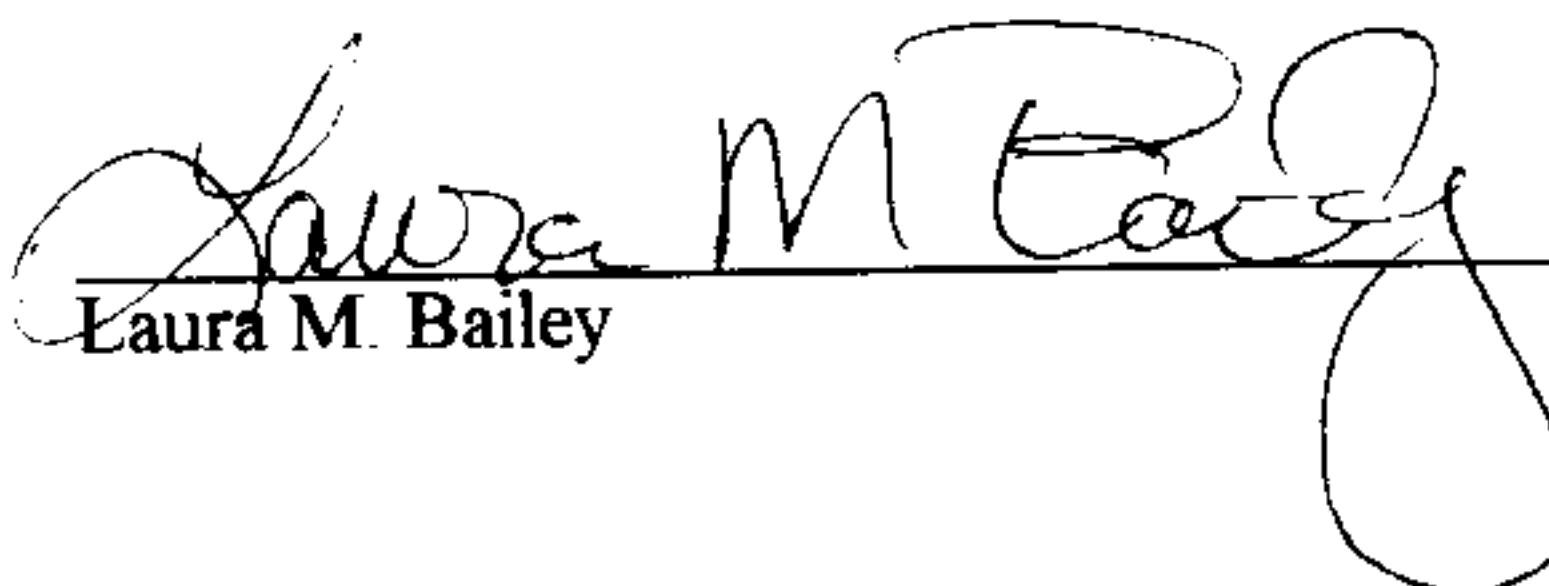
Please be advised that we have contacted the Fire District, City and/or Library District in which this property is located. We have been advised that there are no outstanding charges. If we were advised that there were outstanding charges, then we paid the charges at the time of closing.


William R. Justice
Closing attorney

I affirm that there are no unpaid charges attributable to the property referenced in your title binder. In the event there are any charges for dues or assessments on the property attributable from this date or before, then I will pay the charges upon demand.

DATE: 25th day of May, 2000


Joseph W. Bailey


Laura M. Bailey

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