


This instrument was prepared
without benefit of title evidence by:

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

Grantees' address:
73 Ballpark Lane
Leeds, AL 35904



20021202000596670 Pg 1/3 24.50
Shelby Cnty Judge of Probate, AL
12/02/2002 11:55:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred and no/100 DOLLARS (\$7,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Roger D. Bailey, unmarried, and Alfred E. Bailey and Virginia L. Bailey, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Stacy Bean and Lee Bean (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:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 18 South, Range 1 East; thence along and with a line that is 134° 09' 30" left interior as measured from the North line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, 116.77 feet to a point; thence with a deflection of 93° 03' 22" right, 234.84 feet to a point; thence with a deflection of 93° 16' 38" left, 102.12 feet to a point; thence with a deflection of 0° 13' 16" right, 399.03 feet (400 feet deed) to a capped rebar set by Jerry O. Peery and the point of beginning; thence continue along the projection of the previous course, 400.00 feet to a capped rebar set by Jerry O. Peery; thence with a deflection of 129° 24' 16" right (Southwest deed), 180.00 feet to a capped rebar set by Jerry O. Peery; thence with a deflection of 89° 59' 39" right (Northwest deed) 110.00 feet to a capped rebar set by Jerry O. Peery; thence with a deflection of 102° 33' 05" left (Southwest deed) 180.00 feet to a capped rebar set by Jerry O. Peery; thence with a deflection of 100° 22' 28" right (Northwest deed) 150.00 feet to a capped rebar set by Jerry O. Peery; thence with a deflection of 52° 46' 42" right (Northeast deed) 139.13 feet (132.75 feet deed) to the point of beginning, containing 1.17 acres, more or less. According to survey and plat of Jerry O. Peery, PLS Alabama License No. 12697.

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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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 4th day of October, 2002.

Roger D Bailey
Roger D. Bailey

Alfred E Bailey
Alfred E. Bailey

Virginia L. Bailey
Virginia L. Bailey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger D. Bailey, unmarried, 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 executed the same voluntarily on the day the same bears date.

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Given under my hand and official seal this 4th day of October, 2002.

Cheryl B. Skipper
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

MY COMMISSION EXPIRES
6-15-2004

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfred E. Bailey and Virginia L. Bailey, husband and wife, 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 4th day of October, 2002.

Cheryl B. Skipper
Notary Public

MY COMMISSION EXPIRES
6-15-2004