

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the 9th day of June, 2003, by and between **RICHARD E. BAILEY AND ERIN M. BAILEY, HUSBAND AND WIFE**, hereinafter referred to as Grantor and **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in had paid this date by the Grantee and other good and valuable consideration, receipt whereof being hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and by these presents does hereby give, grant, bargain, sell, convey and confirm all of the following described lot or parcel of land situated in the County of **SHELBY**, State of Alabama, unto the said Grantee, and unto Grantee's successors and assigns:


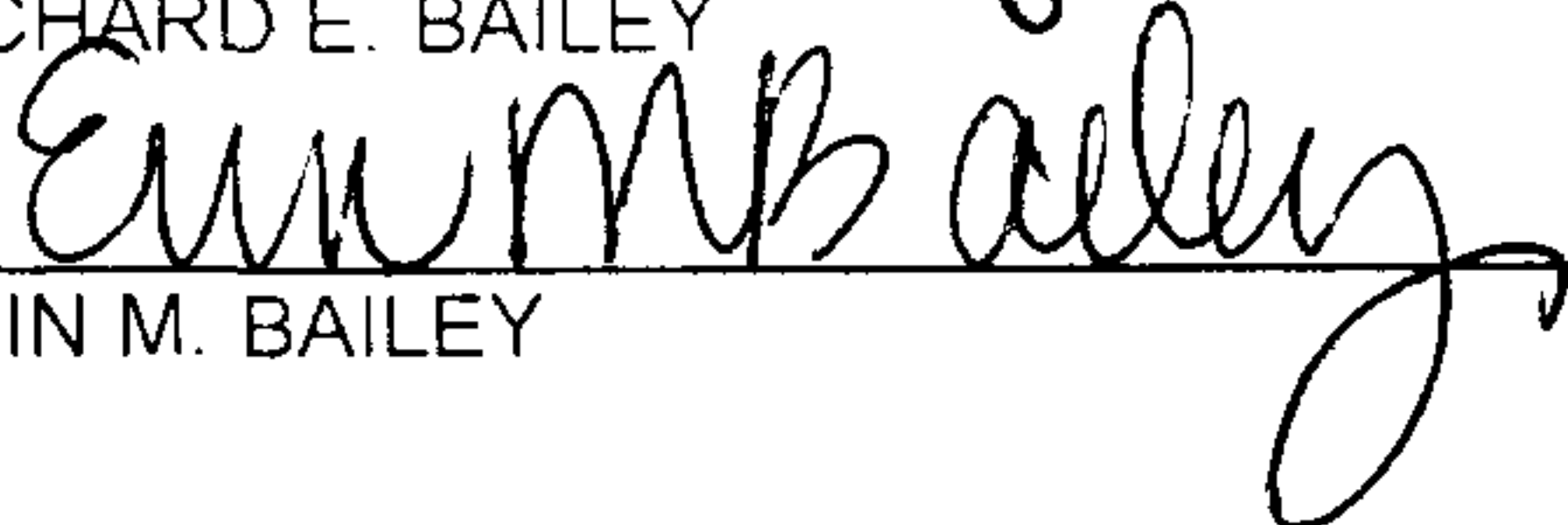
LOT 90, ACCORDING TO THE SURVEY OF EAGLE POINT 12TH SECTOR PHASE II AS RECORDED IN MAP BOOK 23, PAGE 82, SHELBY COUNTY, ALABAMA RECORDS

SUBJECT TO:
Ad valorem taxes for 20 03 and subsequent years not yet due and payable until October 1, 20 03.
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee, and unto the Grantee's successors and assigns, forever.

GRANTOR does hereby covenant with and represents unto said Grantee, and unto Grantee's successors and assigns that Grantor is lawfully seized in fee simple of the lot or parcel of land above described; that the same is free of all liens and encumbrances, except ad valorem taxes for the tax year 20 03 and except for restrictions of record, easements and rights of way of record in the Office of the Judge of Probate of **SHELBY** County, Alabama; that Grantor has a good and lawful right to sell and convey the same as aforesaid, and that Grantor will warrant and defend the title to same unto the said Grantee, and unto Grantee's successors and assigns, forever, except as to said taxes, restrictions, easements and rights of way of record.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal on this the day and year first above written.

GRANTOR:

RICHARD E. BAILEY

ERIN M. BAILEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **RICHARD E. BAILEY**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

GIVEN, under my hand and official seal this the 9th day of June, 2003.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 07-17-06

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **ERIN M. BAILEY**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

GIVEN, under my hand and official seal this the 2nd day of June, 2023.

Emma L. Filippelli
NOTARY PUBLIC
MY COMMISSION EXPIRES: 07-17-06

AFTER RECORDING RETURN TO:

Record & Return to:
Prudential Relocation Services
Property No. 1458186
16260 North 71st Street
Scottsdale, AZ 85254