

13.75 2nd Stamp

12,200.00

1804

(For Transfer Cases)

WARRANTY DEED

THIS INDENTURE, made this 18th day of January, 1962,
between William J. Bailey and wife, Zella J. Bailey
of Shelby County, State of Alabama, parties
of the first part, and Clifford W. Buchanan and wife, Rosa Anne Buchanan
of Shelby County, State of Alabama, parties
of the second part;

WITNESSETH: That the said parties of the first part, for and in
consideration of the sum of One Dollar (\$1.00), to them in hand paid by
the said parties of the second part, and for other good and valuable
considerations, the receipt whereof is hereby acknowledged, have
granted, bargained, sold and conveyed and by these presents do grant,
bargain, sell and convey unto the said parties of the second part,
as joint tenants with the right of survivorship, the
following described land, lying and being in the County of Shelby
State of Alabama, to wit:

The East Half (E $\frac{1}{2}$) of Northwest Quarter (NW $\frac{1}{4}$) and the Southwest Quarter
(SW $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$), Section 27, Township 21, Range 1 East.

Also an easement for the purpose of ingress, egress and regress for foot
or vehicular travel over a roadway more particularly described as follows:
A strip of land of equal width on either side of a center line described as
follows: Commencing at the SW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 27, Township
21, Range 1 East, and run thence Easterly along the South boundary of said
Quarter-Quarter Section 7 $\frac{1}{2}$ feet to the center line of the roadway herein-
after described, thence Southerly and parallel with the West boundary of
NW $\frac{1}{4}$ of SW $\frac{1}{4}$, 7 $\frac{1}{2}$ feet to a point; thence Westerly and parallel with the
East-West median lines of sections 27 and 28, respectively, to a point
7 $\frac{1}{2}$ feet South of the North boundary of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township
21, Range 1 East, which said point is 7 $\frac{1}{2}$ feet East of the East boundary of
a cemetery lot which was described in the exception in that certain deed
from E. L. Crumpton and wife, Mary A. Crumpton, to E. D. Farr and W. A.
Farr, dated September 16, 1940, and recorded in the Probate Office of
Shelby County, Alabama, in Deed Book 136, page 91, thence Southerly and
parallel with the West boundary of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ to a point due East of
the SE corner of said cemetery lot, thence continue Southerly in the same
direction 7 $\frac{1}{2}$ feet; thence Westerly and parallel with the North boundary of
said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, to the East boundary of a public road.

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The above-described land is subject to the following-described mortgage(s) or deed(s) to secure debt:

1. That certain mortgage or deed to secure debt to the United States of America executed by William J. Bailey and wife, Zella J. Bailey, dated April 15, 1958, and recorded in Mortgage Book 253, at page 486, of the Public Records of Shelby County, State of Alabama;

and the said parties of the second part, by separate agreement, executed as of the date hereof, assume(s) liability for and agree(s) to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s) or deed(s) to secure debt.

TO HAVE AND TO HOLD to the said parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in the single, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

And the said parties of the first part do, for themselves and for their heirs, executors, administrators and assigns covenant with the parties of the second part and their assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators, and assigns shall warrant and defend the same to the said parties of the second part and their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand(s) and seal(s), the day and year first above written.

William J. Bailey (SEAL)

Zella J. Bailey (SEAL)

Signed, sealed, and delivered
in the presence of:

STATE OF ALABAMA

SHELBY COUNTY }

I, Wales W. Wallace, Jr., a Notary Public in and
for said County, in said State, do hereby certify that
William J. Bailey and wife, Zella J. Bailey, whose name(s)
are signed to the foregoing instrument and who are, known to
me, acknowledged before me on this day that, being informed of the
contents of the instrument, they executed the same voluntarily
on the day the same bears date.

Given under my hand and seal, this 16th day of January,
1962.

Wales W. Wallace, Jr.
Notary Public

My commission expires. 10/21/63

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-19-62
RECORDED & \$ 12.50 MTG. TAX
& 12.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
-JUDGE OF PROBATE