

This instrument was prepared by

4330

(Name).....

(Address).....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of - -Three Thousand (\$3,000.00) and no/100 - - - - - DOLLARS

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

William R. Pool and wife, Ethel F. Pool

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

David Warren Bailey and wife, Sandra Faye Bailey

(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:

The description of the property herein conveyed is attached hereto and made a part of this Deed.

19710806000032310 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/06/1971 12:00:00 AM FILED/CERT

287 PAGE 257
BOOK 692

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1971 AUG -6 AM 10:52
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cancel Prothonotary
JUDGE OF PROBATE

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 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,.....have hereunto set.....hand(s) and seal(s), this 26th day of July, 1971.

WITNESS:

Gladys Ledbetter (Seal)

Gladys Ledbetter (Seal)

(Seal)

Ethel F. Pool (Seal)

William R. Pool (Seal)

(Seal)

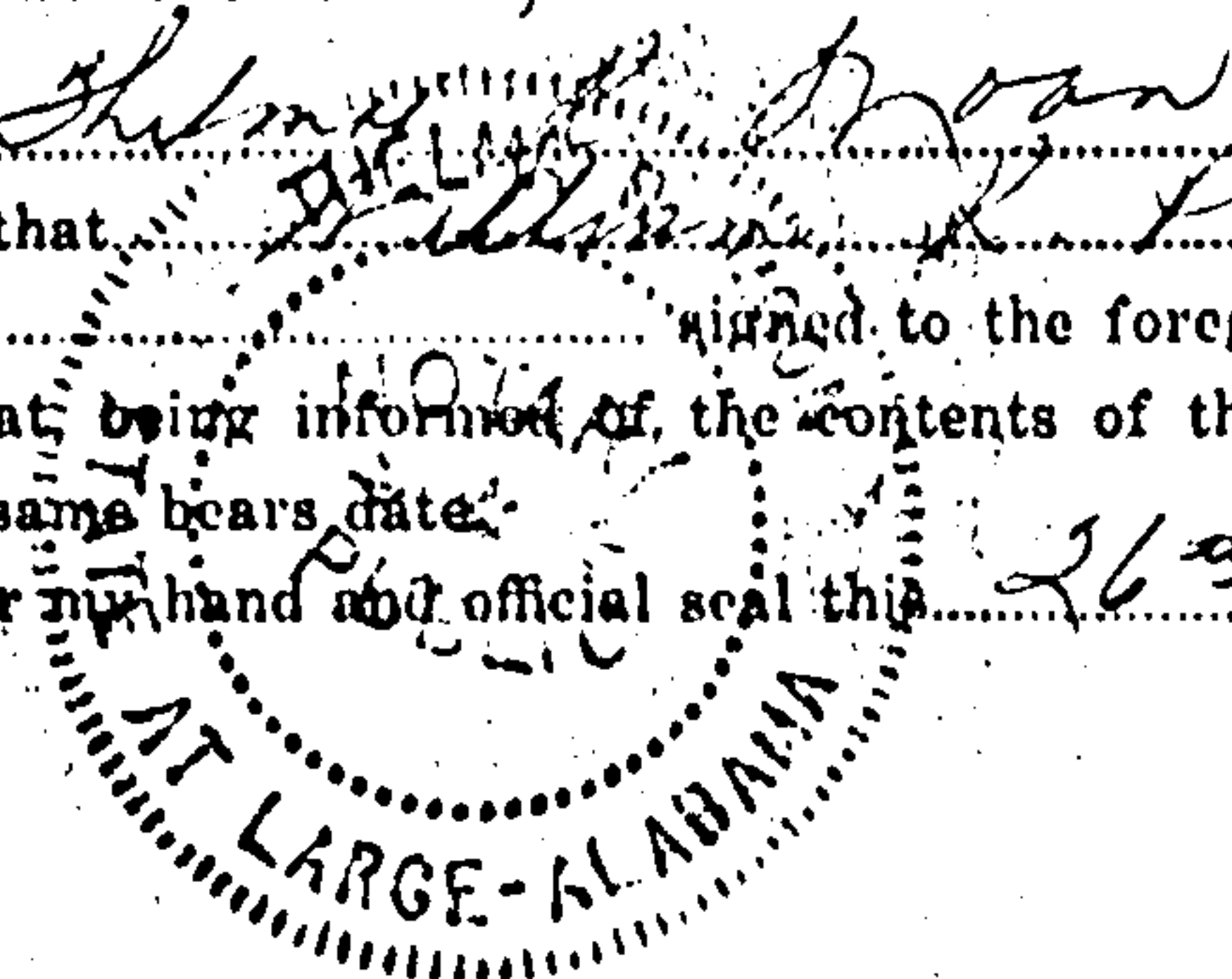
STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Sherna R. Moan, a Notary Public in and for said County, in said State, hereby certify that William R. Pool & Ethel F. Pool whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, A. D., 1971.

Sherna R. Moan
Notary Public.



DESCRIPTION OF THE PROPERTY CONVEYED BY THIS DEED:

From the Southeast corner of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West run Westerly along the South boundry line of said 1/4-1/4 Section for 383.10 feet; Thence turn an angle of 44°42'45" to the right and run Northwesterly 108.18 feet; Thence turn an angle of 74°34' to the right and run North-easterly 420.0 feet to the point of beginning of the land herein described; Thence turn an angle of 90°00' to the left and run Northwesterly 210.0 feet; Thence turn an angle of 90°00' to the right and run Northeasterly 194.5 feet to the point of a curve to the right, said curve having the following characteristics: Inter-section angle being 60°30', the Radius being 70.74 feet and the length of curve being 74.70 feet; Thence from point of curve run Northeasterly along the arc of above described curve for 74.70 feet to the point of tangency of said curve; Thence continue Southeasterly along the tangent of said curve for 42.13 feet, Thence turn an angle of 93°45'15" to the right and run South-westerly 27.35 feet to the point of curve to the left, said curve having the following characteristics: Intersection angle of 40°15'15", Radius of 503.32 feet and the length of curve being 353.54; thence from the point of curve for the chord for this described segment of arc turn an angle of 10°53'10" to the left and length of chord being 211.29 feet; Thence from the point of curve run Southerly along the arc of this described segment of arc for 215.65 feet; Thence from the chord of this described segment of arc turn an angle of 36°38' to the right and run Southwesterly 82.32 feet, more or less, to the point of beginning.

This land being a part of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South Range 3 West and being 0.928 acres, more or less.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND LIMITATIONS:

- 1) All utility easements of record in the Probate Office of Shelby County, Alabama.
- 2) A five foot wide strip across the entire frontage of Kristen Circle Road and Aaron Road as presently located and described tract is reserved as an easement for the eventual widening of Kristen Circle Road and Aaron Road from a 20' right-of-way to a 40' right-of-way.
- 3) Said tract is further restricted and limited to the construction of a one family single residence containing a minimum of 1600 square feet of living area and only the necessary and usual accessory structures.
- 4) A 5 foot strip along the rear of conveyed property is also hereby reserved for telephone easement.



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Shelby Cnty Judge of Probate, AL
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1971 AUG - 6 PM 4:00

U.C.C. FILED IN THE
CLERK'S OFFICE OF THE
JUDGE OF PROBATE
SHELBY COUNTY, ALABAMA