

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of One Dollar and other valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Joe W. Baker and Joe M. O'Grady

(herein referred to as grantors) do grant, bargain, sell and convey unto Peggy Bailey and David H. 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:

A part of Lot 3, block 2, according to the survey of Pelham Estates, as recorded in Map Book 3, Page 57 in the Office of the Judge of Probate of Shelby County, Alabama to-wit: Herein described; Beginning at the Southwest corner of Lot 3, Block 2, run in a Northeasterly direction parallel with East side of a certain dirt road right of way 125 feet more or less; thence turn right and run in a Easterly direction 150 feet; more or less; thence turn right and run in a Southwesterly direction 125 feet, thence turn right and run Westerly direction 150 feet to the point of beginning. This being in the South Southwest part of lot 3, block 2, according to the survey of Pelham Estates.



19710816000033560 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/16/1971 12:00:00 AM FILED/CERT

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:

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, we have hereunto set our hand and seals, this 5th day of February, 1971.

WITNESS:

Joe M. O'Grady
Joe W. Baker

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LOUISVILLE TITLE INSURANCE COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

19710816000033560 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/16/1971 12:00:00 AM FILED/CERT

RETURN TO
TO
DAVID H. BAILEY
RT 1 Box 25
HELENA, ALA
WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

State of Alabama

General Acknowledgment

Jefferson COUNTY

I, John Patterson, a Notary Public in and for said County, in said State, hereby certify that Joe W. Baker, 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.

Given under my hand and official seal this 5th day of February A. D., 19 71

John Patterson
Notary Public

State of Alabama

General Acknowledgment

Jefferson COUNTY

I, John Patterson, a Notary Public in and for said County, in said State, hereby certify that Joe M. O'Grady, 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.

Given under my hand and official seal this 5th day of February A. D., 19 71

John Patterson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 AUG 16 AM 8:40
U.C.C. FILE NUMBER ON ABOVE
REC. BK. & PAGE AS SHOWN ABOVE
Cordell M. Baker
JUDGE OF PROBATE

State of

Corporation Acknowledgment

COUNTY

I, _____, a Notary Public in and for said County in said State, hereby certify that _____ whose name as _____ of _____ Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____ 19 _____

Notary Public

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