

(Name) Wallace, Ellis & Fowler
Columbiana, Alabama

(Address)

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND DOLLARS(\$5,000.00) of which \$1,000 has been paid in cash and the balance of \$4,000.00 secured by mortgage

to the undersigned grantor, SHELBY SHORES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jerry O. Bailey and wife, Mary Josephine 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:

Lot No. 2-A, in the 1974 Addition to Shelby Shores, Phase I, as recorded in the Probate Office of Shelby County, Alabama in Map Book 6, page 15.

SUBJECT TO: Same restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 1, page 62.
SUBJECT TO Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 274, page 130.
SUBJECT TO Transmission line permits to Alabama Power Company recorded in Deed Book 151, page 91 in said Probate Office; in Deed Book 225, page 918 and 921; SUBJECT TO rights acquired by Alabama Power Company by deed recorded in said Probate Office in Deed Book 253, pages 116 and 120.
SUBJECT TO building line as shown on map of said subdivision.
SUBJECT TO Flood rights of Alabama Power Company.

BOOK 286 PAGE 647

19740501000021040 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/01/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY -1 AM 10:10
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
Consolidated
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, George Horn who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of April 19 74.

ATTEST

George Horn

Secretary

SHELBY SHORES, INC.,

By *George Horn* Vice - President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that George Horn whose name as Vice- President of Shelby Shores, Inc., a 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 and official seal, this the 24th day of April

Nancy K. Farmer
Notary Public