

This instrument was prepared by

(Name) Harrison and Conwill  
Attorneys at Law  
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we,

Virginia Anderson Bailey, an unmarried lady

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Reba Bailey Caldwell

an undivided one-half interest in and to  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 13, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 48.62 feet to point of beginning; thence continue North along last described course 116.38 feet; thence an angle left of 87 deg. 30 min. and run West 482.64 feet to a point on the Southeasterly line of Oak Mountain Park Road; thence an angle left of 63 deg. 26 min. and run Southwesterly along said road 184.30 feet; thence an angle left of 116 deg. 34 min. and run east 476.66 feet to a point on the Northwesterly line of Oak Mountain Park Road; thence an angle of 27 deg. 27 min. 27 sec. and run Northeasterly 105.35 feet to point of beginning.

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Shelby Cnty Judge of Probate, AL  
01/13/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I (we have a good right to sell and convey the same as afore-said; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of December, 1975

(SEAL)

Virginia Anderson Bailey  
Virginia Anderson Bailey

(SEAL)

(SEAL)

JUDGE OF PROBATE

Need Jap 50

1976 JAN 13 AM 9:04

STATE OF ALABAMA  
SHELBY COUNTY  
FILED

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Iris Birdsong, a Notary Public in and for said County, in said State, hereby certify that Virginia Anderson Bailey, an unmarried lady

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A.D. 1975

My Commission Expires June 7, 1978

Iris Birdsong Notary Public

