

This instrument was prepared by

(Name) Wallace, Ellis, Head and Fowler

6991

(Address) Columbiana, Alabama 35051

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

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWO THOUSAND & NO/100 (\$2,000.00) DOLLARS

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

Nellie Jack Hardy, a single woman

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

James Howard Bailey and wife, Jane Marie 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 Southeasterly half of the following described land, the Northeastern line of said property and the Southwestern line of said property being the same width:

A portion of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 31, T-21-S, R-1-E more particularly described as follows: Begin at the N. E. corner of Section 31, T-21-S, R-1-E and run westerly along the north side of the said section for 820.47 feet to an iron on the southwest right of way of Shelby County Road No. 28, then turn an angle of 139 deg. 06 min. to the left and run southeasterly along the southwest R. O. W. of said road #28 for 686.30 feet to the centerline of a 30 feet wide access easement which provides access to the parcel herein described, then turn an angle of 90 deg. 00 min. to the right and run southwesterly along the centerline of the said access easement for 589.53 feet, then turn an angle of 90 deg. 30 min. to the right and run northwesterly for 15.00 feet to the point of beginning. Then continue along the same line running northwesterly for 538.09 feet, then turn an angle of 100 deg. 04 min. to the right and run northeasterly for 171.65 feet, then turn an angle of 79 deg. 56 min. to the right and run southeasterly for 506.61 feet to a point on the west side of the 30 feet wide access easement, then turn an angle of 89 deg. 30 min. to the right and run southwesterly along the west side of the said easement for 169.00 feet back to the point of beginning. The above described parcel is subject to the easements, rights of ways, and restrictions of record.



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Shelby Cnty Judge of Probate, AL  
03/29/1977 12:00:00AM 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, 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, I have hereunto set my hand(s) and seal(s), this 30<sup>th</sup> day of December 1976.

WITNESS:

I CERTIFY THIS  
INSTRUMENT WAS FILED  
1977 MAR 29 AM 10:00

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Nellie Jack Hardy (Seal)  
Nellie Jack Hardy (Seal)

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STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nellie Jack Hardy, a single woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of December A. D., 1976

Lannie Brasher  
Notary Public.