

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and Love and Affection----- DOLLARS

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

William J. Bailey

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

/ William J. Bailey and wife Lucille M. 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:

## PARCEL I:

All that portion of the Southeast diagonal  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 15, Township 19, Range 2 West, lying South of what is known as the Valleydale paved Road, except that portion owned by Lillie Bailey Fulmer, as recorded in Volume 116, Page 167, in the Probate Office of Shelby County, Alabama; LESS AND EXCEPT, that portion conveyed to James Ray Martin and Inez Martin, as recorded in Volume 212, Page 253, in the said Probate Office. ALSO LESS AND EXCEPT, a portion of land being more particularly described as follows:

Begin at the Southeast corner of NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; from the point of beginning thus obtained, run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 120.3 feet to the Southerly right-of-way line of County Road #17; thence turn left 77°-06' and run Northwesterly along said right-of-way line a distance of 116.15 feet; thence turn left 102°-54' and run South a distance of 144.91 feet; thence turn left 89°-20' and run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 113.23 feet to the point of beginning.

Mineral and mining rights excepted.

## PARCEL II:

The North ten acres of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 15, Township 19, Range 2 West, Shelby County, Alabama. LESS AND EXCEPT, that portion sold to Joe E. Moore and Peggy J. Moore, as recorded in Volume 219, Page 721, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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, I have hereunto set my hand and seal, this 1<sup>st</sup> day of May, 1982

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1982 MAY -3 AM 11:11  
Deed TAX \$0  
Rec 1.50  
Ind 1.00  
3.00

State of

Shelby COUNTY

I, Undersigned, hereby certify that William J. Bailey whose name He signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State.

known to me, acknowledged before, executed the same voluntarily.

Given under my hand and official seal this 1<sup>st</sup> day of May, 1982

Form 3091

Notary Public

5215 Caldwell Mill Rd  
B'ham, AL 35243