

8/6

SEND TAX NOTICE TO:

(Name) Grant Steven Bailey
1517 West Navajo Drive
(Address) Alabaster, Al 35007

This instrument was prepared by

(Name) Dale Corley, Attorney
2100 16th Avenue So.
(Address) Birmingham, Alabama 35205
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Nine Hundred Ninety Nine and 90/100 DOLLARS

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

Fred L. Pace and wife, Wanda L. Pace

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

Grant Steven Bailey and wife, Julie P. Bailey

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 36, according to the Survey of Valley Forge, as recorded in
Map Book 6, Page 60, in the Probate Office of Shelby County,
Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as part of the consideration, the herein grantees expressly agree and promise to pay that certain mortgage to Engel Mortgage Company, Inc. recorded in Mortgage Book 358, Page 528 in said Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 14th day of December, 19 83

WITNESS:

21.00
1.80
1.00
23.80
1983 DEC 20 AM 10:05

Fred L. Pace (Seal)
Wanda L. Pace (Seal)
Wanda L. Pace (Seal)

STATE OF ~~Alabama~~ Tennessee }
Hamilton COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred L. Pace and wife, Wanda L. Pace whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, A. D. 19 83
Frances C. Crouch Notary Public.