

Send Tax Notice To:

Mr. William R. Gerdes  
4612 Wooddale Lane  
Pelham, AL 35124

This instrument was prepared by:

Frank K. Bynum  
2100 16th Avenue South  
Birmingham, Alabama 35205

STATE OF ALABAMA )

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENT,

That in consideration of One Hundred Six Thousand Three Hundred and no/100 Dollars (\$106,300.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Alyce O. Bailey (herein referred to as grantor) do grant, bargain, sell and convey unto William R. Gerdes and Pamela Gerdes (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 5, in Block 5, according to the Map and Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for 1985 and subsequent years. 1985 taxes are a lien but not due and payable until October 1, 1985.
2. Permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated May 10, 1973, and recorded in Deed Book 281, page 262, and Permit to Alabama Power Company dated November 18, 1955, and recorded in Deed Book 179, Page 280, in Probate Office of Shelby County, Alabama.
3. Agreement relating to Water System as recorded in Deed Book 229, Page 109 and 112, in the Probate Office of Shelby County, Alabama.
4. Minerals and mining rights excepted in Deed Book 127, page 140, in the

LIBER 036 PAGE 523

*Carley Mencer,*

Probate Office of Shelby County, Alabama.

5. 35-foot easement over the West and the North side of said lot as shown on recorded map of said subdivision.

6. 7.5-foot easement over the West and the North side of said lot as shown on recorded map of said subdivision.

7. Restrictive covenants as recorded in Misc. Book 7, page 401, in the Probate Office of Shelby County, Alabama.

\$82,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Said Alyce O. Bailey and Alyce Bailey are one and the same person.

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 do for myself and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 26<sup>th</sup> day of July, 1985.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 AUG -5 AM 9:05

Rec'd Tax 24.00  
Rec'd 5.00  
Index 1.00  
30.00

Alyce O. Bailey  
Alyce O. Bailey

STATE OF ALABAMA )  
JUDGE OF PROBATE  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alyce O. Bailey 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 date the same bears date.

Given under my hand and official seal, this 26<sup>th</sup> day of July, 1985.

Frank L. Boyer  
Notary Public