



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

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Birmingham, AL 35236-0187

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY ONE THOUSAND AND 00/100ths (\$51,000.00) DOLLARS

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

Mark L. McDowell and Denise McDowell, formerly husband and wife, now both
single,
(herein referred to as grantors) do grant, bargain, sell and convey unto

William R. Bailey and wife, Kim B. 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 17, Block 2, according to the Survey of Meadowgreen as recorded in Map Book 6, page 59 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 50,810.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 106 Meadowgreen Drive, Montevallo, Alabama 35115

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	<u>50</u>
Mineral Tax	_____
Recording Fee	<u>2.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>4.00</u>

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 FEB 10 AM 9:59

Thomas P. Scarborough, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 29th

day of January, 19 86

WITNESS:

_____	(Seal)	<u>Mark L. McDowell</u>	(Seal)
_____	(Seal)	<u>Denise McDowell</u>	(Seal)
_____	(Seal)	_____	(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Mark L. McDowell and Denise McDowell, formerly husband and wife, now both
single,
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 29th day of January, A.D., 19 86

[Signature]