

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
W.C. Billingsley, a widower

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

James Robert Bailey and Gwenda 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:

Begin at the Southeast corner of Lot #6 in Triple Springs Subdivision as shown by map recorded in Map Book 5, on Page 34, in the Probate Office of Shelby County, Alabama, and run Northerly along the East line of Lots #6 and #7 of Triple Springs Subdivision a distance of 333.6 feet, more or less, to the South line of Lot #10 of Triple Springs Subdivision; thence turn right and run Easterly along the South line of said Lot #10 a distance of 61.1 feet, more or less, to the Northwest corner of Lot #13 of Triple Springs Subdivision; thence turn right and run Southerly along the West line of said Lot #13 a distance of 225.1 feet, more or less, to the Southwest corner of said Lot #13; thence turn left and run Easterly along the South line of said Lot #13 a distance of 112.1 feet to the Westerly right-of-way line of Timothy Drive; thence turn right and run along the margin of Timothy Drive to a point which lies on the extension of the centerline of Timothy Drive, said point being on the Southern side of the circle marking the end of the right-of-way of Timothy Drive; thence turn right and run Southerly along the extension of the centerline of Timothy Drive to the South line of Triple Springs Subdivision; thence turn right and run Westerly along the South line of Triple Springs Subdivision to the point of beginning. Situated in the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

CONTINUED ON REVERSE SIDE

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, I have hereunto set MY hands(s) and seal(s), this 5th
day of March, 19 86.

WITNESS:

(Seal)

(Seal)

(Seal)

W.C. Billingsley (Seal)
W.C. Billingsley (Seal)

(Seal)

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STATE OF ALABAMA

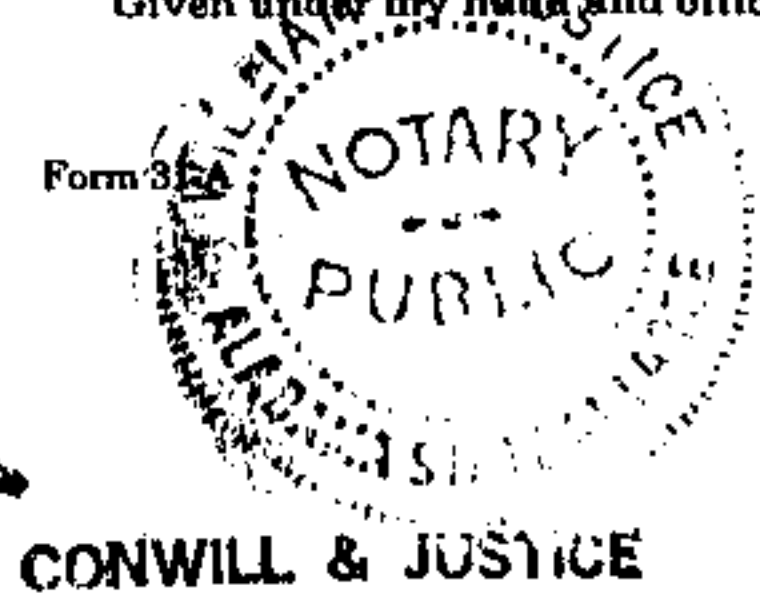
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that W.C. Billingsley, a widower
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 5th day of March, A. D., 19 86



William R. Justice
Notary Public.

SUBJECT TO: A 15 foot wide drainage easement as marked by arrows on the map of Triple Springs Subdivision recorded in Map Book 5, Page 34, in the Probate Office of Shelby County, Alabama, said drainage easement leading from the North line of the above described property to the South line of the above described property.

ALSO, SUBJECT to a 15 foot wide easement for ingress and egress along the South line of the above described property leading from the East line of the above described property to the West line of the above described property.

The above described property is the area marked "park area" and labled "not included" on the map of Triple Springs Subdivision recorded in Map Book 5, Page 34, in the Probate Office of Shelby County, Alabama.

ALSO, SUBJECT to Restrictions as shown recorded in deed Book 256, Page 481 and in Misc. Book 12, Page 309, all in the Probate Office of Shelby County, Alabama.

It is understood and agreed between grantor and grantees that any dwelling house located on subject property is to be a minimum of 1400 square feet heated floor space.

\$2,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

GRANTEES ADDRESS:

404 Timothy Drive
Columbiana, Alabama 35051

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

1986 MAR -6 AM 10:39

Thomas C. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50

2. Mtg. Tax

3. Recording Fee 500

4. Indexing Fee 100

TOTAL

650

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

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