

SEND TAX NOTICE TO:

(Name) Emlen M. Bailey, II
5350 Harvest Ridge Lane
(Address) Birmingham, Alabama 35243

This instrument was prepared by

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(Name) CORRETTI & NEWSOM
1804 7th Avenue North
(Address) Birmingham, Alabama 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THREE THOUSAND AND NO/100 (\$103,000.00) DOLLARS

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

Michael L. Brewer and wife, Linda S. Brewer

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

Emlen M. Bailey, II and wife, Vickey Glover 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 41, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, and subsequent years.
2. 35 foot building line as shown by recorded map.
3. Restrictions recorded in Misc. Volume 58, Page 486 and Real 7, Page 833 in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 48, Page 880 and Real 7, Page 830, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Volume 40, Page 265, and Volume 32, Page 306, in said Probate Office.
6. Right of way to Alabama Power Company recorded in Real 5, Page 155, in said Probate Office.

\$92,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 28th

day of April 19 86

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

(Seal)

(Seal)

(Seal)

Michael L. Brewer (Seal)

Linda S. Brewer (Seal)

Linda S. Brewer (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned authority

hereby certify that Michael L. Brewer and wife, Linda S. Brewer

whose name s 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 28th day of April A. D., 19 86

Notary Public.