



american title insurance company

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This instrument was prepared by

(Name) VALLEYDALE REALTY COMPANY

(Address) 4525 Valleydale Road - Birmingham, AL 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

1,000.00

That in consideration of TEN DOLLARS AND OTHER CONSIDERATIONS (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, INEZ BAILEY, LONE SURVIVOR, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

INEZ BAILEY AND WAYNE BAILEY AND LINDA BAILEY ASHTON, IN EQUAL SHARES (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

BOOK 158 PAGE 331

That certain lot or parcel of land situated in Section 28, Township 19, South, Range 2 West, more particularly described as follows: "Begin at the point where the line between the lands now owned by the grantors herein and the lands now owned by Otto Crumley, said line being evidenced by a fence thereon, intersects with the southeastern boundry of the Cahaba Valley Farm to Market road, and run in a northeasterly direction, along said boundary of said road, a distance of 315 feet; thence run in a southeasterly direction, perpendicular to said boundary of said road, a distance of 210 feet; thence, turn a right angle to the right, and run in southwesterly direction, a distance of 315 feet, to an intersection with the above described line fence; thence, run in a northwesterly direction, along said fence, a distance of 210 feet, to the point of beginning."

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, have hereunto set hand(s) and seal(s), this day of 19

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

Inez P. Bailey (Seal) INEZ BAILEY (Seal)

1987 NOV -4 PM 2:04

- 1. Deed Tax (Seal) 1.00 (Seal)
- 2. Mtg. Tax (Seal)
- 3. Recording Fee (Seal) 2.50 (Seal)
- 4. Indexing Fee 1.00
- TOTAL 4.50 General Acknowledgment

Judge of Probate

STATE OF ALABAMA SHELBY COUNTY }

I, JAMES RAY MARTIN, a Notary Public in and for said County, in said State, hereby certify that INEZ 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 DID executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of A.D., 19 87

B.T. 1

Land Title

James Ray Martin Notary Public

MY COMMISSION EXPIRES: 2-9-91