

This instrument was prepared by

(Name) William E. Swatek

(Address) Alabaster, Al. 35007

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar & other good and Valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John W. Bayliss, a married man, and Ann Jean Scobee, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
John W. Bayliss a married man, and Ann Jean Scobee, a married woman

(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:

Commence at the Northwest corner of the N.W. 1/4 of the N.E. 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 89 deg. 15' 15" West along the North line of the N.E. 1/4 of the N.W. 1/4 of said Section 15 a distance of 177.80' to a point, thence run South 0 deg. 10' 34" East a distance of 494.27' to the point of beginning of the property, Parcel No. 1, being described, Thence continue along last described course a distance of 859.55' to a point of an existing fence corner, Thence run South 89 deg. 28' 32" East along an existing fence a distance of 821.55' to a point, Thence run North 1 deg. 18' 15" West along an existing fence a distance of 390.04' to a point, Thence run North 89 deg. 11' 13" West along an existing fence a distance of 315.00' to a point, Thence run North 0 deg. 12' 16" West along an existing fence a distance of 869.82' to a point on the South right of way line of Shelby County Highway No. 26, Thence run North 87 deg. 18' 37" West along the said South line of said Highway No. 26 a distance of 249.05' to a point, Thence run South 0 deg. 10' 34" East a distance of 420.59' to a point, Thence run North 87 deg. 18' 37" West a distance of 250.00' to the point of beginning, containing 15.0 acres and marked on each corner with steel pins, or pipes or fence corners as shown on the plat. Property is subject to all agreements, easements and/or limitations of probated record or applicable law.

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

WITNESS:

(Seal)  
(Seal)  
(Seal)

John W. Bayliss (Seal)  
John W. Bayliss  
Ann Jean Scobee (Seal)  
Ann Jean Scobee

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Patsy S. Parker, a Notary Public in and for said County, in said State,  
hereby certify that John W. Bayliss  
whose name he 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 20 day of Jan A. D., 1988

GENERAL ACKNOWLEDGMENT

WARRANTY DEED  
ANN JEAN SCOBEE

NO. 201

State of CALIFORNIA  
County of PLACER } SS.

On this the 8<sup>th</sup> day of JANUARY 1988, before me,

DIANE ROUSE

the undersigned Notary Public, personally appeared

ANN JEAN SCOBEE

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence  
to be the person(~~s~~) whose name(~~s~~) is subscribed to the  
within instrument, and acknowledged that she executed it.  
WITNESS my hand and official seal.

Diane Rouse  
Notary's Signature



7110 122

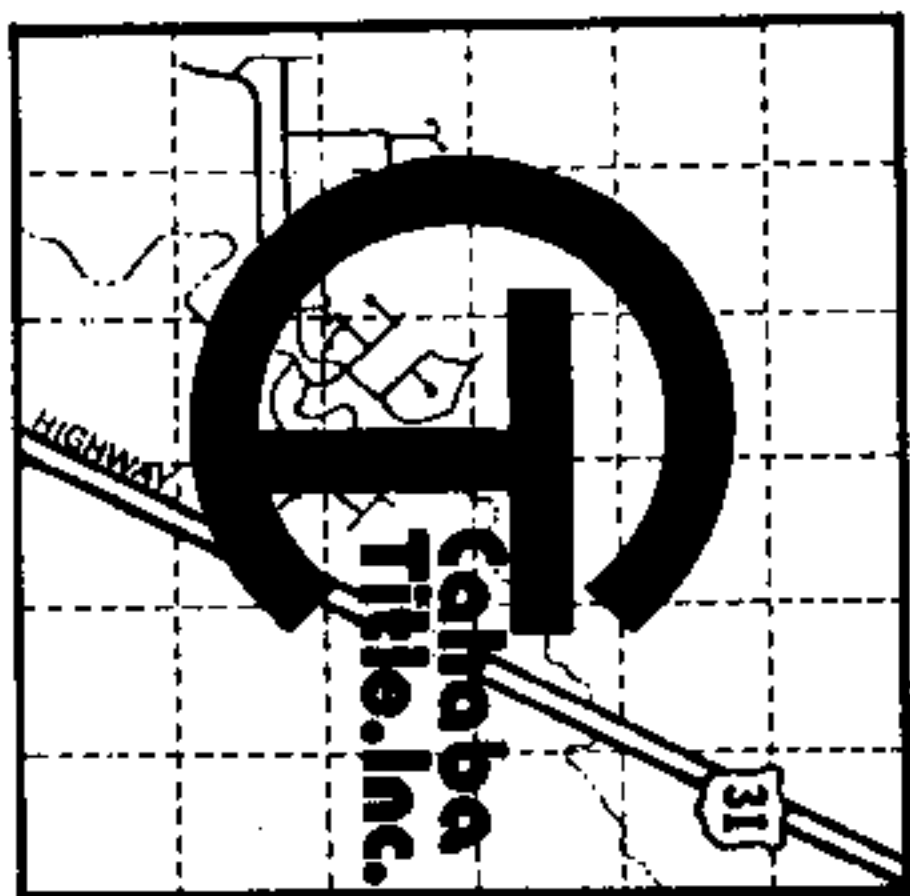
NATIONAL NOTARY ASSOCIATION • 8238 Remond Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

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

88 JAN 25 PM 12:03

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE



Recording Fee \$  
Deed Tax \$

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TO SURVIVOR

TO

ST 168 801 X606  
Return to: