

1604

418

SEND TAX NOTICE TO:

(Name) Frank O. Bailey, Jr.

(Address) \_\_\_\_\_

300.00

This instrument was prepared by

(Name) Griffin, Allison & May(Address) 4513 Valleydale Road, Suite 1, Birmingham, Alabama 35242

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Chester Scott Bailey and wife, Karen Bynum Bailey

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Frank O. Bailey, Jr., an unmarried man(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

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Commence at the N.W. Corner of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West; Thence run Southeast along the NW-SE Diagonal Line of said 1/4-1/4 Section a distance of 950.46 feet; Thence turn Left 90°-09'-42" and run Northeast along the SW-NE Diagonal Line of said 1/4-1/4 Section a distance of 208.71 feet; thence turn Left 89°-50'-18" and run Northwest a distance of 33.75 feet to the Southerly Right-of-Way Line of Valleydale Road, a paved public road; Thence turn Right 103°-08' and run North-easterly along said South Right-of-Way Line a distance of 121.44 feet to the Point of Beginning; Thence continue along said Right-of-Way Line a distance of 106.08 feet; Thence turn Right 79°-39'-40" and run Southeasterly a distance of 406.40 feet; Thence turn Right 90° and run Southwesterly a distance of 104.36 feet; Thence turn Right 90° and run Northwesterly a distance of 425.44 feet to the Point of Beginning. Containing 1.0 acre, more or less.

1. Deed Tax 4 Re. Rec  
 2. Mtg. Tax —  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 3.50

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 MAY -5 PM 12:06  
JUDGE OF PROBATE

1. Deed Tax 3.00  
 2. Mtg. Tax —  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.60  
 TOTAL 6.50

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 18  
day of April, 1988.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 APR 22 AM 9:36  
JUDGE OF PROBATE

Chester Scott Bailey (Seal)  
CHESTER SCOTT BAILEY  
Karen Bynum Bailey (Seal)  
KAREN BYNUM BAILEY

General Acknowledgment

I, Kimberly A. Temple Murdock, a Notary Public in and for said County, in said State, hereby certify that Chester Scott Bailey and Karen Bynum Bailey, 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 19 day of April, 1988.

A.D. 1988