

SEND TAX NOTICE TO:

(Name) Gene O. Bailey and
Avelle A. Bailey
(Address) Route 2, Box 570
Leeds, Alabama 35094

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

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

649
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harvey E. Perry, Sarah Perry Parker, Hilda Perry Parker, and
Paula Perry Mayhew

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

Gene O. Bailey and wife, Avelle A. 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:

PARCEL "B":

193 Part 669
Begin at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Southerly along the East line of said quarter-quarter a distance of 222.95 feet to a point; thence turn an angle of 70 deg. 22 min. 26 sec. to the right and run Southwesterly a distance of 1,181.64 feet to a point on the East right of way line of Highway No. 25; thence turn an angle of 95 deg. 14 min. 30 sec. to the right and run Northerly along the East line of said highway 25 a distance of 105.88 feet to a point; thence turn an angle of 84 deg. 45 min. 30 sec. to the right and run East-Northeasterly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 45 min. 30 sec. to the left and run Northerly a distance of 105.0 feet to a point; thence turn an angle of 84 deg. 45 min. 30 sec. to the right and run East-Northeasterly a distance of 1,027.26 feet to the point of beginning, containing 5.33 acres, less and except all that part of property that constitutes the right of way for the Central of Georgia railroad right of way, according to survey of Joseph E. Conn, Jr., dated July 19, 1983.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

- (1) Public road right of way to Shelby County, as shown by public road right of way deed recorded in Deed Book 158, page 232 in the Probate Office of Shelby County, Alabama;
- (2) Right of way previously granted to the proposed Goodwater and Railway Company or Columbus & Western, as shown in Deed Book 8, page 514 in said Probate Office;
- (3) Power line as shown on survey of Joseph E. Conn, Jr., Alabama Registered Number 9049 dated July 19, 1983.

The above described property constitutes no part of the homestead of any of grantors or their spouse.

Grantors agree to pay ad valorem taxes on said property which will become due and payable October 1, 1988. 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 7th

day of July, 19 88.

Harvey E. Perry
(Harvey E. Perry)

(Seal)

Sarah Perry Parker
(Sarah Perry Parker)

(Seal)

Hilda Perry Parker
(Hilda Perry Parker)

(Seal)

Paula Perry Mayhew
(Paula Perry Mayhew)

(Seal)

STATE OF ALA. SHELBY
(Seal) CERTIFY THIS

INSTRUMENT WAS FILED

88 JUL 12 PM 1:46

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

a Notary Public in and for said County, in said State, hereby certify that Harvey E. Perry, Sarah Perry Parker, Hilda Perry Parker, and Paula Perry Mayhew 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 7th

day of

July

A. D., 19 88

Lance Brasher
Notary Public.