

Bailey to Kizzah

96

SEND TAX NOTICE TO:

(Name) Dennis Kizziah  
4951 Cahaba Valley Trace  
(Address) B'ham, Al. 35242

This instrument was prepared by

(Name) Sydney H. Keel

(Address) 1602 Third Avenue North, Birmingham, Alabama 35203-1981

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 1 and other considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Flora C. Bailey and Ernest Bailey

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

Dennis E. Kizziah

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described easement situated in

Shelby

County, Alabama to-wit:

BOOK 207 PAGE 309  
An easement being 15 feet in width for ingress, egress and utilities on, over and across part of the Northwest quarter of the Northwest quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and run South along the East line of said quarter-quarter section for a distance of 611.34 feet to the point of beginning of said easement; thence 23° 34' right and in a Southwesterly direction along the Northwesterly line of the Bailey Tract for a distance of 874.89 feet to the most Westerly corner of the Bailey Tract; thence 68° 45' left and in a Southeasterly direction along the Southwesterly line of the Bailey Tract for a distance of 16.09 feet; thence 111° 15' left and in a Northeasterly direction 15 feet Southeasterly of and parallel to the Northwesterly line of the Bailey Tract for a distance of 846.33 feet to a point on the East line of the Bailey Tract, being the East line of said quarter-quarter section; thence 23° 34' left and in a Northerly direction along said Easterly line for a distance of 37.52 feet to the point of beginning.

1. Deed Tax \$ 50  
2. Mtg Tax ---  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 11.00

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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_

WITNESS:

X Denise Wofford STATE OF ALA. SHELBY CO. X Flora C. Bailey (Seal)  
I CERTIFY THIS  
INSTRUMENT WAS FILED X Ernest Bailey (Seal)  
(Seal)  
88 OCT -3 PM 3:57  
(Seal)

STATE OF ALABAMA

OKTIBBEHA

COUNTY

Thomas A. Shivers, Jr.  
JUDGE OF PROBATE

I, Wendy Heard, a Notary Public in and for said County, in said State, hereby certify that FLORA C. BAILEY & Ernest BAILEY whose name APPEAR 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 EASEMENT situated in Shelby executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of APRIL A. D., 1988