

SEND TAX NOTICE TO:  
JAMES F. ZUIDERHOEK  
101 BIG OAK DRIVE  
MAYLENE, AL 35114



3  
American title insurance company

This instrument was prepared by W. ALAN SUMMERS, 240 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

(Name) 1275 CENTER POINT PKWY, BHAM, AL

(Address) CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of ONE HUNDRED FORTY THOUSAND EIGHT HUNDRED NINETY FIVE AND 00/100 DOLLARS

to the undersigned grantor, RAY BAILEY CONSTRUCTION CO., INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES F. ZUIDERHOEK AND WIFE,  
JEAN H. ZUIDERHOEK

(herein referred to as GRANTEEES) 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:  
SEE ATTACHED LEGAL

Subject to Easements and Restrictions of Record.  
Subject to taxes for 1990 and thereafter.

\$100,000.00 of the above purchase price was paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, RAY BAILEY  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of November 1989

ATTEST: RAY BAILEY CONSTRUCTION CO., INC.  
By Ray Bailey President  
Secretary

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that RAY BAILEY  
whose name as President of RAY BAILEY CONSTRUCTION CO., INC.  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 28th day of November 1989

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16 AND GO SOUTH 89 DEG. 34 MIN. 35 SEC. WEST ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF SAID SECTION 1590.83 FEET; THENCE NORTH 5 DEG. 41 MIN. EAST FOR 71.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18 DEG. 30 MIN. EAST FOR 661.35 FEET TO THE WESTERLY BOUNDARY OF BIG OAK DRIVE; THENCE 4 (FOUR) COURSES ALONG SAID BOUNDARY AS FOLLOWS: (GO NORTHWESTERLY ALONG A CURVE 51.90 FEET TO A POINT OF TANGENT; THENCE NORTH 7 DEG. 16 MIN. WEST FOR 279.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 79 DEG. 49 MIN. 15 SEC AND A RADIUS OF 70.0 FEET; THENCE ALONG SAID CURVE 96.28 FEET; THENCE NORTH 86 DEG. 4 MIN. 15 SEC. WEST FOR 150.00 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF BIG OAK DRIVE AND THE CENTER OF BEAVER DAM CREEK) THENCE FOUR (4) COURSES UP THE CENTER OF SAID CREEK AS FOLLOWS: (GO SOUTH 18 DEG. 22 MIN. 39 SEC. EAST FOR 66.93 FEET; THENCE SOUTH 4 DEG. 56 MIN. 24 SEC. EAST FOR 353.10 FEET; THENCE SOUTH 13 DEG. 29 MIN. 45 SEC. EAST FOR 51.42 FEET; THENCE SOUTH 7 DEG. 21 MIN. WEST FOR 82.76 FEET); THENCE SOUTH 0 DEG. 38 MIN. EAST FOR 476.97 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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

89 DEC -1 AM 9:13

*Thomas W. Swearingen, Jr.*  
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>41.00</u>
2. Mig. Tax -----	\$	
3. Recording Fee -----	\$	<u>5.00</u>
4. Notary Fee -----	\$	<u>3.00</u>
5. ... -----	\$	
6. ... Stamp Fee --	\$	<u>1.00</u>
<b>Total -----</b>	<b>\$</b>	<b><u>50.00</u></b>