

This instrument was prepared by

329
Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Four Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Joseph Barnes and wife, Emojene Barnes

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

James M. Bailey, Jr. and Cynthia 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:

A part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, more particularly described as follows; Commence at the Southeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section and run North 89 deg. 00 min. West along South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1,000.00 feet to the Southeast corner of the Herbert M. Sims lot; thence North 22 deg. 10 min. West along the Northeast side of the Herbert M. Sims lot 199.6 feet to a point on the South side of the right of way line of the new paved Montgomery Road; thence in a Northeasterly direction along the South right of way line of said road 75 feet; thence South 31 deg. 20 min. east 261.9 feet to the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 89 deg. 00 min. West 120.2 feet to the point of beginning; being situated in Shelby County, Alabama. ALSO, the property described on the attached Exhibit "A".

GRANTEES' ADDRESS:

275 County Road 61, South
Wilsonville, AL 35186

\$27,600.00 of the purchase price recited above
was paid by mortgage executed simultaneously herewith.

273 PAGE 120
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 2nd day of January, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

Joseph Barnes (Seal)
Joseph Barnes
Emojene Barnes (Seal)
Emojene Barnes

(Seal)

STATE OF ALABAMA

Shelby

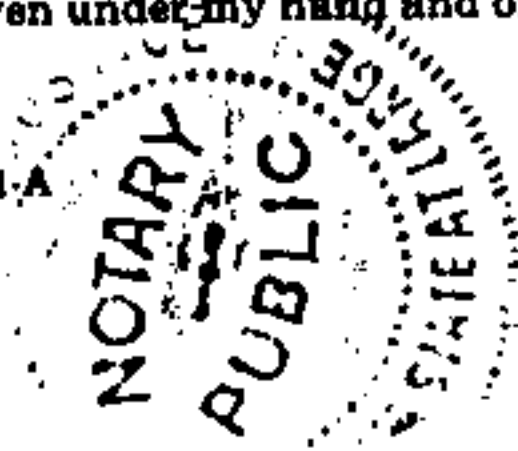
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Barnes and wife, Emojene Barnes 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 2nd day of January, A. D., 19 90

Form 31-A



William R. Justice
Notary Public.

Exhibit "A"

Commence at the Southwest corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence Easterly along the South boundary of said quarter-quarter section 481.4 feet for point of beginning; thence continue Easterly along said quarter-quarter section line 10 feet; thence turn an angle of 113 deg. 36 min. left and run thence 266 feet; thence turn an angle of 98 deg. 20 min. left and run thence 15 feet; thence turn an angle of 81 deg. 40 min. left and run thence 261.9 feet to point of beginning.

BOOK 273 PAGE 121

The East 25 feet of the following described property:

A part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, more particularly described as follows: Commencing at the Southeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section, and run North 89 deg. 00 min. West along South line, 146.5 feet to point of beginning of lot herein described; thence run North 22 deg. 10 min. West along the Easterly side of Vickery lot a distance of 113.2 feet to point on South side of paved Montgomery Road; thence along said road North 50 deg. 20 min. East 150 feet; thence run South 22 deg. 10 min. East to the South line of said NE $\frac{1}{4}$; thence along the South line of said 40 acres North 89 deg. 00 min. West a distance of 146.5 feet to point of beginning.

Subject to easements and rights of way of record.

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

90 JAN -5 PM 2: 08

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 6.50
2. Mtd. Tax -----	\$
3.	\$
4.	\$ 5.00
5.	\$ 3.00
6.	\$ 1.00
Total -----	\$ 15.50