

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) William E. Swatek

(Address) P.O. Box 1801

Alabaster, Al. 35007

Send Tax Notice to:

(Name) John Bayliss

(Address) Rt. 4 Box 1452

Alabaster, Al. 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$300.00

That in consideration of TEN DOLLARS (\$10.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN W. BAYLISS, A MARRIED MAN

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

JOHN W. BAYLISS, JULIA BAYLISS AND ANN JEAN SCOBEE

(herein referred to as GRANTEES 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:

Commence at the NW corner of the NW 1/4 of the NE 1/4 Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence N 89 degs. 15 mins. 15 secs. W along the N line of th NE 1/4 of the NW 1/4 of said Section 15 a distance of 177.80' to a point; thence run 0 deg. 10 min. 34 sec. W a distance of 73.68' to a point on the South line of Highway #26 and the point of beginning of the Property parcel No. 3 being described; Thence run So. 0 deg. 10 mins. 34 secs. E. a distance of 420.49' to a point; thence run South 87 degs. 18 mins. 37 secs. E a distance of 85.22' to a point; thence run North 1 Deg. 09 mins. 42 secs. W a distance of 421.01' to a point on the South right of way line of said Shelby County Highway No. 26; thence run North 87 deg. 18 mins. 37 secs. W along said right of way line a distance of 77.97' to the point of beginning, containing 0.79 of an acre and subject to all agreements, easements, and/or limitations of probated record of applicable law.

The above described property description was furnished to preparer without the benefit of survey or title search.

1. Dead Tax	\$ .50
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.00

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, John W. Bayliss have hereunto set my hand(s) and seal(s), this 6 day of MARCH, 19 90

WITNESS

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

90 MAR -6 PH 3:42

(Seal)

JOHN W. BAYLISS

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, PATSY S. PARKER, a Notary Public in and for said County, in said State, hereby certify that JOHN W. BAYLISS whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of March, A.D., 1990