SEND TAX NOTICE TO: Mr. & Mrs. Kenneth R. Bailey
3011 Spruce Drive
Helena, AL 35080

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JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by
(Name) Thomas L. Foster, Attorney
(Address) 1201 N. 19th St., B'ham, AL 35234

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of --Ninety Eight Thousand Nine Hundred and 00/100---($98,900.00)-DOLLARS

to the undersigned grantor, The Mitchell Company, an Alabama General Partnership a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kenneth R. Bailey and Liz 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:

Lot 17, according to the Map and Survey of Royal Pines, Phase II, as recorded in Map Book 15, page 19, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

$ 73,900.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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1. Deed Tax $ 25.00
2. Mtg. Tax $
3. Recording Fee $ 4.50
4. Indexing Fee $ 1.00
5. No Tax Fee $
6. Certified Fee $ 1.00
Total $ 31.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Ann P. Gordon who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 19 91

ATTEST:

THE MITCHELL COMPANY, AN ALABAMA GENERAL PARTNERSHIP, BY ARMAY DEVELOPMENT

By Ann P. Gordon
Ann P. Gordon, Vice President

Secretary

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
91 SEP -5 AM 9:09
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Ann P. Gordon whose name as Vice President of Armay Development Corporation, General Partner of The Mitchell Company, an Alabama General Partnership 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 30th day of August 19 91