

\$500.00

Send Tax Notice To:

✓ Joseph E. Bidby, Jr. and wife,
Susan R. Bidby
160 Camellia Lane
Maylene, Alabama 35114

This instrument was prepared by:
W. BARRY ALVIS
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$ 1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **John Headley and wife, Nellie Fay Headley**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Joseph E. Bidby, Jr. and wife, Susan R. Bidby**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the northeast corner of the NW 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama and run thence westerly along the north line of said 1/4-1/4 section a distance of 212.25' to the point of beginning of the property being described; Thence continue along last described course a distance of 210.00' to a point; Thence turn 92 deg. 27 min. 11 sec. left and run southerly a distance of 159.24' to a point; Thence turn 87 deg. 23 min. 34 sec. left and run easterly a distance of 203.19' to a point; Thence turn 90 deg. 09 min. 15 sec. left and run northerly a distance of 159.64' to the point of beginning, containing 0.76 of an acre. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record or applicable law.

There is a twenty foot (20.0') wide access easement to this property the centerline of which is described as follows:

Commence at the northeast corner of the NW 1/4 of the NW 1/4 of Section 17, Township 21 south, Range 3 west, Shelby County, Alabama and run thence westerly along the north line of said 1/4-1/4 section a distance of 212.25' to a point; Thence turn 90 deg. 00 min. 00 sec. left and run southerly a distance of 159.64' to a point; Thence turn 90 deg. 09 min. 15 sec. right and run westerly a distance of 15.0' to a point; Thence turn 90 deg. 00 min. 00 sec. left and run southerly a distance of 10.0' to the point of beginning, on centerline, of said twenty foot wide access easement; Thence turn 90 deg. 00 min. 00 sec. left and run easterly a distance of 135.04' to a point; Thence turn 9 deg. 08 min. 41 sec. right and run easterly a distance of 51.38' to a point; Thence turn 60 deg. 02 min. 52 sec.

right and run southeasterly a distance of 68.98' to a point; Thence turn 22 deg. 07 min. 55 sec. right and run southerly a distance of 400.' more or less to the north margin of Camellia Lane, a public street, and the end of required easement.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

NOTE: This property does not constitute the homestead of the Grantor.

TITLE NOT EXAMINED BY PREPARER OF INSTRUMENT.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 14 day of August, 1992.

WITNESS:

[Signature]
[Signature]

[Signature]
JOHN HEADLEY
[Signature]
NELLIE FAY HEADLEY

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that John Headley and wife, Nellie Fay Headley, 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 14 day of August 1992

Inst # 1992-17140 [Signature]
Notary Public

08/14/1992-17140
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50