

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Roby L. Bedford
Rebecca A. Bedford
#6 Nevinshire Place
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$154,500.00) to the undersigned grantor, DAILEY DESIGNING AND CONSTRUCTION CO., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Roby L. Bedford and wife, Rebecca A. Bedford (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

PARCEL I

Lot 2, according to the Survey of Nevinshire Village, as recorded in Map Book 11, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except that part of Lot 2 excepted in Real Volume 142, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II

A part of Lot 3, Nevinshire Village, as recorded in Map Book 11, page 29, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West and run in an easterly direction along the southerly line of said 1/4 - 1/4 Section line for a distance of 404.04 feet to the southeasterly corner of the aforesaid Lot 3, thence 56 degrees 33 minutes to the left and run in a northeasterly direction along the easterly line of said Lot 3 for a distance of 161.70 feet to the point of beginning; thence continue along the last stated course for a distance of 100.00 feet to a point; thence 150 degrees 00 minutes to the left in a Southwesterly direction for a distance of 15.00 feet to a point; thence 30 degrees 00 minutes to the left and run in a Southwesterly direction and parallel to the easterly line of said Lot 3 for a distance of 60.00 feet to a point; thence 15 degrees 31 minutes 07 seconds to the left and run in a Southwesterly direction for a distance of 28.03 feet to the point of beginning.

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

\$ 146,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 joint 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.

Mark Taffner

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

IN WITNESS WHEREOF, DAILEY DESIGNING AND CONSTRUCTION COMPANY, INC. the said GRANTOR, by PRESIDENT its JERRY DAILEY who is authorized to execute this conveyance, has hereto set its signature and seal, this 29th day of October, 1992.

DAILEY DESIGNING AND CONSTRUCTION
COMPANY, INC.

By: Jerry Dailey
JERRY DAILEY, PRESIDENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JERRY DAILEY whose name as PRESIDENT of DAILEY DESIGNING AND CONSTRUCTION COMPANY, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 29th day of October, 1992.

Frank B. [Signature]
Notary Public
Expires: 11/20/92

My Commission
zbedford.txt

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002 NCD 17.00

MARK E. JAMES
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