

This instrument was prepared by

Send Tax Notice To: Jimmy D. Howell
name 1328 Kent Dairy Road
Alabaster, AL 35009
address

(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, ~~JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~ LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00)

DOLLARS

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

Julia Bayliss, an unmarried woman

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

JIMMY D. HOWELL

(herein referred to as GRANTEES) ~~JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~ the following described real estate situated in

SHELBY County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

08/25/1993-25654
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCD 11.50

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Julia Bayliss is one of the surviving grantees of that certain deed recorded in Book Page ; the other grantee, John W. Bayliss, having died on May 20, 1990.

TO HAVE AND TO HOLD unto the said GRANTEES ~~JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~, their heirs and assigns, forever; ~~including the right of the grantor to the extent of the interest in the property hereby created or terminated during the joint lives of the parties hereto in the event of the death of either party, the interest of the surviving party shall be the sole and separate property of the surviving party and the interest of the deceased party shall be the property of the estate of the deceased party.~~

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, I have hereunto set my hand(s) and seal(s), this 9th day of July, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

Julia Bayliss
Julia Bayliss (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Julia Bayliss, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, A. D., 19 93

[Signature]
Notary Public.

Exhibit "A"

A parcel of land in the NE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West described as follows:
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 North 89 deg. 15 min. 15 sec. West along the North line of the NE 1/4 of the NW 1/4 of said Section 15 a distance of 177.80 feet to a point; thence run 0 deg. 10 min. 34 sec. West a distance of 73.68 feet 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 South 0 deg. 10 min. 34 sec. East a distance of 420.49 feet to a point; thence run South 87 deg. 18 min. 37 sec. East a distance of 85.22 feet to a point; thence run North 1 deg. 09 min. 42 sec. West a distance of 421.01 feet to a point on the South right of way line of said Shelby County Highway No. 26; thence run North 87 deg. 18 min. 37 sec. West along said right of way line a distance of 77.97 feet to the point of beginning; being situated in Shelby County, Alabama.

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