

Send Tax Notice To:

Kevin Nelson Bailey  
4820 Caldwell Mill Road  
Birmingham, Alabama 35242  
PID# 10-2-03-0-001-038.011

09/04/1993-27066  
09:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 286.00  
200-002

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

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of

**Two Hundred Fifteen Thousand and 00/100'S \*\*\* (\$215,000.00) Dollars**

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

**Richard Gray Perkins and Martha Fay Perkins, husband and wife**

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

**Kevin Nelson Bailey and Brenda Grantham Bailey**

(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:

**Lot 3, according to Amended Map of Brentwood Estates, as recorded in Map Book 7 page 171 in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to ad valorem taxes for 1993 and subsequent years, said taxes being a lien but not due and payable until October 1, 1993.

subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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 of such survivor 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 GRANTEEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand(s) and seal(s) this 20th day of August, 1993. 09/04/1993-27066

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002 MCD 286.00

Richard Gray Perkins  
Richard Gray Perkins  
Fay  
Martha Fay Perkins  
Martha Fay Perkins

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Gray Perkins and Martha Fay Perkins, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of August, 1993.

(AFFIX SEAL)

Notary Public  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1-24-95

93417B

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

Inst # 1993-27066

09/04/1993-27066  
09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 226.00