

This instrument was prepared by

(Name) William H. Halbrooks, Attorney  
(Address) Suite 704, Independence Plaza  
Birmingham, AL 35209

Send Tax Notice To: Roger M. Reed  
Lisa K. Reed  
name  
P.O. Box 20785  
address  
B'ham, AL 35216

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 Two Hundred Forty Thousand and no/100----- DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Martin T. Bailey and wife, Margaret C. Bailey

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

Roger M. Reed and Lisa K. Reed

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby

County, Alabama to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

Subject to Current taxes, easements and restrictions of record.

\$190,000.00 of the purchase price recited above was paid from  
a mortgage loan closed simultaneously herein.

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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.

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, we our 30th  
day of June, 19 94  
have hereunto set hand(s) and seal(s), this

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Martin T. Bailey (Seal)  
Margaret C. Bailey (Seal)

STATE OF ALABAMA  
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Martin T. Bailey and wife, Margaret C. Bailey  
whose name s 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 30th day of June A. D., 19 94

Wm. Halbrooks  
Notary Public.

## EXHIBIT "A"

## LEGAL DESCRIPTION

## Parcel #1 (Lot 3):

A parcel of land located in the SE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE 1/4 of SE 1/4 of Section 10, Township 20 South, Range 1 West; thence in an Easterly direction along the North line thereof a distance of 371.59 feet; thence 90 deg. 44° 45" right in a Southerly direction a distance of 267.89 feet to center of existing road; thence 105 deg. 10' right in a Northwesterly direction along said road a distance of 157.84 feet to the beginning of a curve to the left, having a radius of 200.53 feet and a central angle of 45 deg. 36° 30"; thence in a Southwesterly direction along arc of said curve a distance of 159.63 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 121.95 feet to the beginning of a curve to the right having a radius of 413.40 feet, a central angle of 17 deg. 44'; thence in a Southwesterly direction along arc of said curve a distance of 127.95 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 31.91 feet; thence 127 deg. 42'30" left in a Southeasterly direction a distance of 632.56 feet to the point of beginning; thence 180 deg. right in a Northwesterly direction a distance of 632.56 feet to a point in said road; thence 52 deg. 17'30" left in a Southwesterly direction along said road a distance of 98.35 feet to the beginning of a curve to the left having a radius of 131.03 feet and a central angle of 70 deg. 28'15"; thence in a Southwesterly direction along said curve a distance of 161.16 feet to the end of said curve and the beginning of a curve to the left having a radius of 331.47 feet and a central angle of 31 deg. 12'; thence in a Southerly direction along said curve and said road a distance of 180.50 feet to end of said curve; thence in a Southeasterly direction along said road a distance of 242.74 feet to the beginning of a curve to the right having a radius of 94.27 feet and a central angle of 52 deg. 51'; thence in a Southwesterly direction along said curve a distance of 86.96 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 76.80 feet to the beginning of a curve to the left, having a radius of 754.96 feet and a central angle of 14 deg. 22'; thence in a Southwesterly direction along said curve a distance of 189.30 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 32.26 feet to the beginning of a curve to the left, having a radius of 680.48 feet and a central angle of 18 deg. 08'; thence in a Southwesterly direction along the tangent of said curve a distance of 108.59 feet; thence 104 deg. 44' left in an Easterly direction a distance of 379.29 feet to the Southwest corner of said NW 1/4 of the SE 1/4; thence 26 deg. 23' 30" left in a Northeasterly direction a distance of 378.05 feet; thence in a Northerly direction along the edge of existing lake to the point of beginning.

## Parcel #2 (Lot 4):

A parcel of land located in the SE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Commence at the NE corner of the SE 1/4 of SE 1/4 of said Section 10; thence South along the East line thereof a distance of 372.88 feet; thence 50 deg. 30' right in a Southwesterly direction a distance of 865.52 feet; thence 23 deg. 23' right in a Southwesterly direction a distance of 355.91 feet; thence 37 deg. 33'30" right in a Northwesterly direction a distance of 173.15 feet to a point in center line of road; thence 37 deg. 20' right and Northwesterly along centerline of road a distance of 177.10 feet to beginning of a curve to left, having a radius of 967.91 feet and a central angle of 15 deg. 34'; thence Northwesterly along the tangent of said curve a distance of 66.57 feet; thence 76 deg. 53' right and Northeasterly a distance of 865.15 feet to the point of beginning; thence 180 deg. left in a Southwesterly direction a distance of 865.15 feet to aforescribed point; thence 103 deg. 07' right and Northwesterly along tangent of last described curve, a distance of 65.73 feet; thence 15 deg. 34' left in a Northwesterly direction a distance of 132.30 feet to end of said curve; thence Northwesterly along said road a distance of 68.17 feet to beginning of a curve to the right having a radius of 393.66 feet and a central angle of 16 deg. 16'; thence Northwesterly along arc of said curve a distance of 111.76 feet to end of said curve; thence Northwesterly along said road a distance of 224.18 feet to the beginning of a curve to the right having a radius of 308.85 feet and a central angle of 25 deg. 48'30"; thence Northwesterly along arc of said curve a distance of 139.12 feet to end of said curve and the beginning of a curve to the right, having a radius of 680.48 feet, and a central angle of 18 deg. 08'; thence Northerly along tangent of said curve a distance of 108.59 feet; thence 93 deg. 24' right in an Easterly direction a distance of 379.29 feet to the Northwest corner of said SE 1/4 of the SE 1/4; thence 26 deg. 23'30" left in a Northeasterly direction a distance of 378.05 feet; thence in an Easterly, Southeasterly, and Southerly direction along the edge of existing lake to the point of beginning.

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