

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
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JOHN W. COUSINS and
Send Tax Notice To: LEIGH C. COUSINS
name 5327 Harvest Ridge Ln
Birmingham, AL 35242
address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Hundred Five Thousand and No/100 (\$105,000.00) DOLLARS

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

DAVID WARREN BAILEY and wife, SANDRA FAYE BAILEY

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

JOHN W. COUSINS and LEIGH C. COUSINS

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

Shelby County, Alabama to-wit:

A part of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southeast corner to the said 1/4 - 1/4 section and run North along the East line of said 1/4 - 1/4 section 48.62 feet to point of beginning; thence continue North along last described course 116.38 feet; thence an angle left of 67 degrees 30 minutes and run West 482.64 feet to a point on the Southeasterly line of Oak Mountain Park Road; thence an angle left of 63 degrees 26 minutes and run Southwesterly along said road 184.30 feet; thence an angle left of 116 degrees 34 minutes and run east 476.66 feet to a point on the Northwesterly line of Oak Mountain Park Road; thence an angle of 27 degrees 27 minutes 27 seconds and run Northeasterly 105.36 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable until October 1, 1994.
2. Right of way granted to Alabama Power Company by instrument recorded in Volume 106, page 310; Volume 119, page 48 and Volume 134, page 547.
3. Right of way to Shelby County recorded in Volume 135, page 34.
4. Right of way to State Department of Conservation recorded in Volume 174, page 448; Volume 174, page 454 and Volume 174, page 457.
5. Less and except any part within a road right of way.

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.

WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 29th

August, 19 94

(Seal)

(Seal)

(Seal)

DAVID WARREN BAILEY

SANDRA FAYE BAILEY

(Seal)

(Seal)

(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 DAVID WARREN BAILEY and wife, SANDRA FAYE BAILEY 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 29th day of August, A. D., 19 94

David F. Ovson
Notary Public