

SEND TAX NOTICE TO: MICHAEL BRUNO, 2601 LAKELAND TRAIL, BIRMINGHAM, AL 35243

WARRANTY DEED

9 5 0 9 / 0 4 3 4

STATE OF ALABAMA)
COUNTY OF SHELBY)

28,600.
+ mtg. 8 95

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FORTY-THREE THOUSAND AND NO/100 DOLLARS (\$143,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **THOMAS HENDERSON BAILEY, A MARRIED MAN, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LOIS WRIGHT BAILEY, DECEASED, PROBATE CASE #150078, LINDA BAILEY LOWE, A SINGLE WOMAN AND BARBARA BAILEY HUFFSTUTLER, A MARRIED WOMAN** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **MICHAEL BRUNO** (herein referred to as GRANTEES), the following described real estate situated in **JEFFERSON COUNTY, ALABAMA AND SHELBY COUNTY, ALABAMA** to-wit:

LOT 28, ACCORDING TO THE SURVEY OF RIVER ESTATES, AS RECORDED IN MAP BOOK 53, PAGE 55, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND MAP BOOK 4, PAGE 27 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

THE GRANTORS, THOMAS HENDERSON BAILEY AND BARBARA BAILEY HUFFSTUTLER, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD AS DEFINED BY CODE SECTION 6-10-2 OF SAID GRANTORS, NOR THE SPOUSES OF SAID GRANTORS.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on the 31st day of July, 1995.

Thomas H. Bailey
THOMAS HENDERSON BAILEY, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LOIS WRIGHT BAILEY, DECEASED, PROBATE CASE #150078

Linda Bailey Lowe
LINDA BAILEY LOWE

Barbara Bailey Huffstutler
BARBARA BAILEY HUFFSTUTLER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **THOMAS HENDERSON BAILEY, A MARRIED MAN, LINDA BAILEY LOWE, A SINGLE WOMAN AND BARBARA BAILEY HUFFSTUTLER, A MARRIED WOMAN**, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 31st day of July, 1995.

My commission expires: 10-8-98

Julie L. Yeager
Notary Public

08/16/1995-22417
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

Inst # 1995-22417

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **THOMAS HENDERSON BAILEY**, whose name as **PERSONAL REPRESENTATIVE OF THE ESTATE OF LOIS WRIGHT BAILEY, DECEASED, PROBATE CASE #150078**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand, this 31st day of July, 1995.

My commission expires: 10-8-98

Julius E. Yelager
Notary Public

Inst # 1995-22417

08/16/1995-22417
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

State of Alabama - Jefferson County
I certify this instrument filed on:
1995 AUG 15 A.M. 11:33

Recorded and \$	29.00	Mtg. Tax
and \$	7.00	Deed Tax and Fee Amt.
\$		Total \$
36.00		
GEORGE R. REYNOLDS, Judge of Probate		



9509/0434