

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Diana Bailey

NAME: Diana Bailey

ADDRESS: 48 Arwood Dr

Montevallo, Ala 35115

48 Arwood Dr

Montevallo, Alabama 35115

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred dollar (\$100.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Grady L. Bailey

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Diana Bailey

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the NW corner of the W. A. Lucas land and run West along Section line 210 feet; thence South 420 feet; thence East 210 feet to land of W. A. Lucas; thence North to the point of beginning; LESS AND EXCEPT: Begin at the NW corner of the W. A. Lucas land, run West along the Section line 196 feet; thence South 224 feet; thence East 114 feet; thence South 196 feet; thence East 82 feet; thence North 420 feet to the point of beginning.

SUBJECT TO:

A mortgage in the original amount of \$17,450 secured by Grady Bailey at the time he purchased the land and now assumed by Diana Bailey

Inst # 1995-26940

09/26/1995-26940
08:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HCD 9.00

Inst # 1995-26940

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, have hereunto set hands(s) and seal(s), this day of 09-26, 1995

Grady L Bailey (Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Shirley D. TAFF, a Notary Public in and for said County, in said State, hereby certify that Grady L. Bailey 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of Sept A. D., 1995

Shirley D. Taff
My Commission Expires March 3, 1997 Notary Public.