

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Donald J. Bailey
(Name) _____
(Address) 6611 Harpers' Loop
Bessemer, AL 35023

Return To: Donald J. Bailey
WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Thousand and 00/100, (\$20,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Luther Vernon and wife, Minnie Frances Vernon

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Donald J. 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 SE 1/4 of the SE 1/4 of section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the SE 1/4 of the SE 1/4 of said section 7; thence run south along the West line of said 1/4-1/4 section a distance of 300.04 feet to the point of beginning; thence continue last course a distance of 570.97 feet to the centerline of Shelby County Highway #340; thence turn left 81 deg. 08 min. 34 sec. along said Highway a distance of 200.32 feet; thence turn left 98 deg. 06 min. 43 sec. a distance of 591.02 feet; thence turn left 87 deg. 43 min. 33 sec. a distance of 205.90 feet to the point of beginning; being situated in Shelby County, Alabama. LESS AND EXCEPT that part lying within the public right-of-way.

Subject to easements and restrictions of record.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 76 page 81 and Deed Book 324 page 391 in Probate Office.
Inst # 1995-31686

11/03/1995-31686
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
28.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or 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) this 2nd
day of November, 19 95

_____(Seal) Luther Vernon (Seal)
_____(Seal) Minnie Frances Vernon (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, _____ a Notary Public in and for said County,
in said State, hereby certify that Luther Vernon and wife, Minnie Frances Vernon
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 2nd day of November, 19 95
9/97 My Commission Expires: _____
M A Spears Notary Public

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