

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) James H. Huggins

(Address) \_\_\_\_\_

Send Tax Notice to

(Name) Betty J. Davis FINDLEY

(Address) P.O. Box 55

Sterrett, AL 35147

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and no/100 and other valuable considerations 50.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we

Paschall G. Bailey and (wife) Linda B. Bailey  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Betty Joyce Findley and James David Bailey  
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the point of intersection of the SW margin of the alley with the SE margin of May Street and being the Northeast corner of Lot 2, Block A, according to Byers Map of Sterrett, and run in a Southwesterly direction along the East margin of May Street for a distance of 19.15 feet to the point of beginning of the land herein described; thence continue along the same said course south for a distance of 115.85 feet to the North right of way line of Pine Street; thence turn an angle of 90 deg. 00 min. to the left and parallel to the above said alley for a distance of 322.37 feet to a point on the southerly right of way line of County Road No. 55; thence turn an angle of 160 deg. 14 min. to the left and run in a Northwesterly direction along the South right of way line of County Road No. 55 for a distance of 342.56 feet to the point of beginning, situated in the NW 1/4 of NW 1/4, Section 19, Township 18, Range 2 East.

Being the same property conveyed by Joe H. Wilson and wife, Ellison P. Wilson to Alfred Earl Bailey and Floyd Ella Bailey by deed dated May 15, 1968 and filed May 23, 1968 at 2:27 o'clock P. M. and recorded in Deed Book 253, page 212 in Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of said GRANTEES 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 22nd day of May, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Paschall G. Bailey

Linda B. Bailey

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

} General Acknowledgment

I, JAMES H. HUGGINS

hereby certify that PASCHALL G. BAILEY and LINDA B. BAILEY

whose names are signed to the foregoing conveyance, and who

on this day, that being informed of the contents of the conveyance on the day the same bears date.

a Notary Public in and for said County, in said State,

known to me, acknowledged before me

executed the same voluntarily

Given under my hand and official seal this 22nd day of May, A.D. 19 95

December 24, 1995

My Commission Expires

James H. Huggins

Inst 1996-11149