

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. Fendley

(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 500.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES 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 Fendley 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:

**TRACT # 7**

The following described Property situated in Section 18, Township-18-South, Range-1-East and more particularly described as follows:

Commence at the Northeast Corner of the S.E. 1/4 - N.W. 1/4 of the above said Section 18, and in a southeasterly direction along the diagonal line bisecting the S.W. 1/4 - N.E. 1/4 of the above said section 18, for a distance of 116.77 feet to the southeasterly right-of-way of the county road; said point being on the arc of a curve concave to the left in a southwesterly direction and having a central angle of 5° 18' 43" and a radius of 3,860.06 feet; thence in a southwesterly direction along the arc of said curve and the right-of-way of said road for 350.45 feet to the P.T. of said curve; thence continue along the tangent extended of said curve and right-of-way of said road for 1,118.41 feet; thence 85° 33' left for 482.51 feet to the Point of Beginning; thence continue along the last named course for 528.70 feet; thence 87° 57' left for 954.26 feet; thence 17° 30' 45" left for 382.62 feet; thence 79° 33' 30" left for 4.75 feet; thence 65° 56' 40" left for 1,328.47 feet to the Point of Beginning, and containing 9.356 acres, more or less.

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 such survivor 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)

Paschall & Bailey

(Seal)

(Seal)

Linda B. Bailey

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

Shelby

**COUNTY**

**General Acknowledgment**

I, James H. Huggins, a Notary Public in and for said County, in said State,

hereby certify that Paschall G. Bailey & Linda B. 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 has executed the same voluntarily on the day the same bears date.

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

December 26, 1996

My Commission Expires

Notary Public

Inst # 1996-11150