

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Brenda C. Bailey
170 Ivy Way
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF CHILTON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Dollars (\$10.00)** 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, we, **Alex F. Bailey and wife, Brenda C. Bailey**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Brenda C. Bailey in trust for Alex Jason Bailey and Joshua Brett Bailey until said children reach the age of majority, thereafter in joint ownership in fee simple** (herein referred to as grantee, whether one or more), the following described real estate situated in Chilton County, Alabama, to-wit:

A parcel of land more particularly described as follows: Beginning at the Southeast corner of the SW1/4 of NE1/4, Section 32, Township 24, Range 15 and from said point run West along the forty line 330 feet to a point, thence North and parallel with the East forty line about 939 feet and to the South line of the Gerald Cost and Patricia Cost lands shown in Deed Book 639, Page 742, thence East along the Cost line 330 feet to the East line of the forty, thence South along the East line of said forty 939 feet back to the point of beginning.

Also, an easement or road right-of-way for the use by grantors and grantees from the Lee's Fishing Camp road to said lands described as follows:

Beginning at the Northwest corner of the Gerald Cost and Patricia A. Cost parcel of land shown in Deed Book 639, Page 742 and which point is 420 feet west from the east line of said forty and said point being the point of beginning, run from said point 20 feet along the South margin of said Lee's fishing Camp Road, thence South and parallel with the Gerald Cost lot 335 feet, thence East parallel with the South boundary of said Cost lot about 110 feet, thence North 20 feet to the South boundary of the Cost lot, thence West along the Cost lot 90 feet and to the SW corner of Cost lot, thence North along the Cost lot 315 feet back to the point of beginning.

Said right of way and parcel of land lying and being in the SW1/4 of NE1/4, Section 32, Township 24, Range 14.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein were furnished to preparer by the grantors herein without the benefit of survey or title search.

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

And we do for ourselves and for our heirs, executors, and administrators, covenant with the

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SHELBY COUNTY JUDGE OF PROBATE
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said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of April, 1996.

Alex F. Bailey
Alex F. Bailey
Brenda C. Bailey
Brenda C. Bailey

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Alex F. Bailey and wife, Brenda C. Bailey, whose names 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 9th day of April, 1996.

August 5, 1996
My Commission Expires

Sammy Spu Boone
Notary Public

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