

Send Tax Notice To:

Neil Bailey and Tillie Bailey  
P. O. Box 875  
Pelham, Alabama 35214

STATE OF ALABAMA)  
SHELBY COUNTY )

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 24<sup>th</sup> day of May, 1996 by Clayton-Bailey Properties, an Alabama general partnership (hereinafter referred to as the "Grantor"), to Neil Bailey and Tillie Bailey (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Thirty Five Thousand Six Hundred Fifty Two and No/100 Dollars (\$35,652.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the City of Pelham, Shelby County, Alabama, to-wit:

A parcel of land situated in the South Half of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West; thence S 0° 19' 52" W along the westerly boundary of said 1/4-1/4 section a distance of 654.74'; thence S 87° 49' 10" E a distance of 998.14' to the POINT OF BEGINNING; thence continue along the last described course a distance of 100.00'; thence S 1° 39' 13" W a distance of 221.46'; thence N 57° 08' 14" W a distance of 92.84' to a point on a curve to the left having a radius of 92.72' and a central angle of 14° 01' 18"; thence along the arc of said curve a distance of 22.69', said arc subtended by a chord which bears N 63° 49' 26" W a distance of 22.63', to the end of said arc; thence N 1° 39' 13" E a distance of 164.88' to the Point of Beginning.

Said Parcel Containing 19,183 ± Square feet, or 0.44 Acres more or less.

This conveyance is subject to the following:

1. 1995 Ad Valorem Tax ID: 58-10-9-31-3-001-011;
2. Public easements as shown by recorded plat, including 10 feet on the South side as shown by survey of Robert C. Farmer dated January 22, 1996;
3. Restrictions, covenants and conditions as set out in instruments recorded in Real 168 Page 263 and amended in Real 220 Page 94 in Probate Office;
4. Transmission Line permit granted to Alabama Power Company as shown by instrument recorded in Deed Book 138 Page 51 in Probate Office;
5. Right of Way granted to Alabama Power Company by instrument recorded as Inst. #1992-26839 in Probate Office;

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6. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 99 Page 474 in Probate Office;
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities, relating thereto, including rights as set out in Deed Book 61 Page 9 and Deed Book 80 Page 325 in Probate Office;
8. Right of Way granted for telephone line, if any, by instrument recorded in Deed Book 56 page 296 in Probate Office;
9. Rights of others to use of private drive as shown on survey by Robert C. Farmer dated January 22, 1996. **ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD, this aforegranted premises to the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion forever.

And the Grantor for itself and for its successors and assigns, covenant with the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same aforesaid; and that the Grantor, its successors and assigns, shall warrant and defend said premises to the Grantees, their respective heirs, administrators, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Clayton-Bailey Properties, an Alabama general partnership, acting through its general partner, has caused this Warranty Deed to be executed this 24<sup>th</sup> day of May, 1996.

Clayton-Bailey Properties  
an Alabama general partnership

By: *Warren Bailey*  
General Partner

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Warren Bailey, whose name as General Partner of Clayton-Bailey Properties, an Alabama general partnership, with full authority executed the same voluntarily, on the day the same bears date, for and as the act of Clayton-Bailey Properties.

Given under my hand and official seal this 24<sup>th</sup> day of May, 1996.

*Ente Seal*  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES DECEMBER 28, 1998

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