

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Michael E. Stephens
(Address) 175 McGuire Road PERIMETER PARK S.
Pelham, AL 35124 STE 100 N
PELHAM, AL 35243

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Six Thousand and No/100 DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Tommie L. Bailey and wife, Leaann Bailey
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Michael E. Stephens
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

Inst # 1996-41407

12/17/1996-41407
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 177.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors
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 6th
day of December, 19 96.

(Seal)

(Seal)

(Seal)

Tommie L. Bailey (Seal)
Leaann Bailey (Seal)
Leaann Bailey (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Tommie L. Bailey and wife, Leaann Bailey, 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 6th day of December, 19 96.

My Commission Expires:

Notary Public

Exhibit "A"

A parcel of land located in the SW 1/4 of SW 1/4 of Section 22, Township 19 South, Range 2 West, more particularly described as follows:

Begin at the NE corner of Lot 7, Old Hill Trace, 3rd Sector; thence in a Southerly direction along the East line of said Old Hill Trace a distance of 312.08 feet to the SE corner of Lot 5 of said Old Hill Trace; thence 80 deg. 43 min. 22 sec. left in a Southeasterly direction a distance of 212.32 feet; thence 103 deg. 36 min. 58 sec. left in a Northwesterly direction a distance of 290.68 feet to the Southerly right of way line of McGuire Road, said point also being on a curve to the left having a radius of 922.71 feet; thence in a Northwesterly direction along said curve a distance of 196.57 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-41407

Inst # 1996-41407

12/17/1996-41407
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 177.00