

SEND TAX NOTICE TO:

(Name) James H. and Jane M. Bailey

(Address) 76 Walden Road Columbiana, Al
35051

This instrument was prepared by

(Name) Gayland Sandy

(Address) 1705 N. 11th Perry, Oklahoma

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) \$500.00 DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jackie Hardy Sandy, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Bailey and/or Jane M. Bailey
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Legal description on attached Exhibit A.

Subject to easements, restrictions and rights of way of record.

(This property is not the Homestead)

Inst # 1997-00460

01/06/1997-00460
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.30

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th
December 96
day of 19

WITNESS:

(Seal)

(Seal)

(Seal)

Jackie Hardy Sandy (Seal)
Gayland Sandy (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Jackie Hardy Sandy + Gayland Sandy
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 5th day of December A. D. 19 96

Spencer B. Wilkins
Notary Public

Inst # 1997-00460

Exhibit "A"

Commence at the NE corner of Section 31 T21S, thence West 820.47 feet to the SW right of way of County Highway #28. Thence SE along ROW 623.3 feet to the point of beginning. Thence continue SE 78 feet. Thence turn 90 degrees to the right for a distance of 589.67 feet to the SW. Thence turn 90 degrees to the right for a distance of 30 feet to the NW. Thence turn 90 degrees right for a distance of 169.67 feet to the NE. Thence turn 90 degrees left for a distance of 58.9 feet to the NW. Thence turn 90 degrees right for a distance of 420 feet to the NE to the point of beginning. Being approximately .85 acres, more or less.

Inst # 1997-00460

01/06/1997-00460
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50