

SEND TAX NOTICE TO: GENE O. BAILEY and MYRTIE JO BAILEY

This instrument was prepared by: Gerald Mack Freeman, Atty., 2711 Moody Parkway, Moody, AL 35004.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
ST. CLAIR COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00), to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Gene O. Bailey, (herein referred to as grantor) do grant, bargain, sell and convey unto, Gene O. Bailey and wife Myrtie Jo Bailey, (herein referred to as GRANTEES), as Joint Tenants, with right of survivorship, the below described real estate situated in Shelby County, Alabama:

Begin at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Southerly along the East line of said quarter-quarter a distance of 222.95 feet to a point; thence turn an angle of 70 deg. 22 min. 26 sec. to the right and run Southwesterly a distance of 1,181.64 feet to a point on the East right of way line of Highway No. 25; thence turn an angle of 95 deg. 14 min. 30 sec. to the right and run Northerly along the East line of said highway 25 a distance of 105.88 feet to a point; thence turn an angle of 84 deg. 45 min. 30 sec. to the right and run East-Northeasterly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 45 min. 30 sec. to the left and run Northerly a distance of 105.0 feet to a point; thence turn an angle of 84 deg. 45 min. 30 sec. to the right and run East-Northeasterly a distance of 1,027.26 feet to the point of beginning, containing 5.33 acres, less and except all that part of the property that constitutes the right of way for a Central of Georgia railroad right of way, according to survey of Joseph E. Conn, Jr., dated July 19, 1983.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

- (1) Public road right of way to Shelby County, as shown by public road right of way deed recorded in Deed Book 158, page 232 in the Probate Office of Shelby County, Alabama;
- (2) Right of way previously granted to the proposed Goodwater and Railway Company or Columbus & Western, as shown in Deed Book 8, page 514 in said Probate Office;
- (3) Power line as shown on survey of Joseph E. Conn, Jr., Alabama Registered Number 9040 dated July 19, 1983.

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 grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have

02/26/1997-06327  
11:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 11.50

Inst # 1997-06327

WARRANTY DEED WITH SURVIVORSHIP  
GENE O. BAILEY TO  
GENE O. BAILEY & WIFE MYRTIE JO BAILEY  
PAGE TWO

a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs assigns forever, against the lawful claims of all persons.

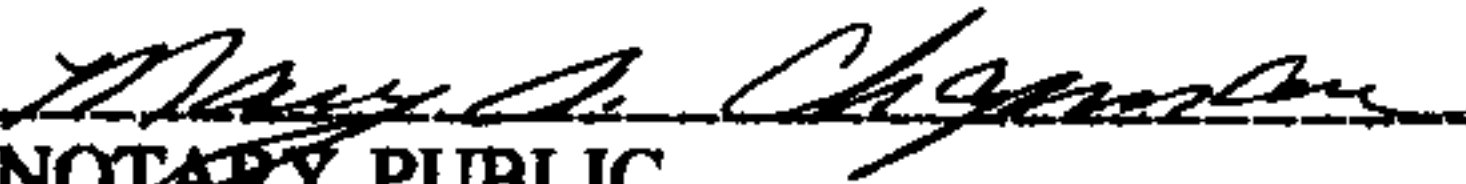
IN WITNESS WHEREOF, I, have hereunto set my hand and seal, this 24th day of February, 1997.

  
\_\_\_\_\_  
GENE O. BAILEY

STATE OF ALABAMA)  
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gene O. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 1997.

  
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NOTARY PUBLIC

Inst # 1997-06327

02/28/1997-06327  
11:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 11.50

51036 Highway 25  
Sterrett AL 35-147