

This Instrument Prepared by:

Send Tax Notice to:

Bruce A. Burttram  
BURTTRAM & HENDERSON  
3414 Old Columbiana Road  
Birmingham, AL 35226

Deborah M. Bailey  
PO Box 1962  
Columbiana, AL 35051

WARRANTY DEED

State of Alabama )  
Shelby County )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: Judge D. Al Crowson's Order dated Feb 28<sup>th</sup>, 1997, in Shelby County Circuit Court Case Number: CV93-862

I, Deborah M. Bailey, as Administratrix of the ESTATE OF LARRY MITCHELL BAILEY, DECEASED,

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

DEBORAH M. BAILEY

(herein referred to as Grantee, whether one or more), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 17, according to the Survey of LAY LAKE FARM ESTATES, as recorded in Map Book 9, Page 178, in the Office of the Judge of Probate, Shelby County, Alabama.

03/13/1997-07879  
02:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.50

SUBJECT TO:

A. A life estate of a portion of said lot, and a 30' easement for ingress and egress granted to DONALD and MILDRED GODWIN by deed dated May 8, 1989, and filed for record in the Office of the Judge of Probate, Shelby County, Alabama, in Book 183, Page 595, and referenced in the Deed and Affidavit recorded in Book 237, Pages 578-579, and Book 237, Page 580 respectively.

B. Restrictions, Easements, Rights of Way, and Permits of Record or in Evidence through use.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 have a good right to sell and convey the same as aforesaid; that (we) I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of March, 1998.

Deborah M. Bailey  
DEBORAH M. BAILEY, As  
Administratrix of the Estate of  
LARRY MITCHELL BAILEY, DECEASED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that DEBORAH M. BAILEY, Administratrix, 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 12<sup>th</sup> day of March, 1998.

Bruce A Burttram  
NOTARY PUBLIC

Affix Seal

Inst # 1997-07879