

SEND TAX NOTICE TO:

(Name) Scott Bailey

(Address) 5455 Chelsea Road
Columbiana, AL 35051

1998-30385
Inst 1

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

#500.00

That in consideration of **ONE DOLLAR (\$1.00)** and love and affection and other good and valuable conderation, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **JIMMIE N. BAILEY** and wife, **ANITA BAILEY** (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto **SCOTT BAILEY** and wife, **ANDREA 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:

TRACT 1:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the West line of said 1/4-1/4 Section for a distance of 870.00 feet to the point of beginning of the tract of land herein described: thence continue along the last described course for a distance of 210.00 feet; thence turn $89^{\circ} 17' 14''$ right and run easterly and parallel with the North line of said 1/4-1/4 Section for a distance of 317.38 feet to the Westerly right of way line of Shelby County Highway No. 47 (also known as Old Pumpkin Swamp Road); thence turn $91^{\circ} 02' 15''$ right and run Southerly along said right of way line 210.02 feet; thence turn $88^{\circ} 57' 45''$ right and run Westerly and parallel with the North line of said 1/4-1/4 Section for a distance of 316.19 feet to the point of beginning.

TRACT 2:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the West line of said 1/4-1/4 Section for a distance of 660.00 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for a distance of 210.00 feet; thence turn $89^{\circ} 17' 14''$ right and run Easterly and parallel with the North line of said 1/4-1/4 Section for a distance of 316.19 feet to the Westerly right of way line of Shelby County Highway No. 47 (also known as Old Pumpkin Swamp Road); thence turn $91^{\circ} 02' 15''$ right and run Southerly along said right of way line 210.01 feet; thence turn $88^{\circ} 57' 45''$ right and run Westerly and parallel with the North line of said 1/4-1/4 Section for a distance of 315.00 feet to the point of beginning.

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 (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.

08/07/1998-30385
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRW 11.50

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and
seals, this 4th day of Aug., 1998.

Jimmie N. Bailey (SEAL)
Jimmie N. Bailey

Anita Bailey (SEAL)
Anita Bailey

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that **Jimmie N. Bailey and wife, Anita Bailey**, whose names 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 4th day of August,
1998.

Alonna C. Thomas (SEAL)
Notary Public

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