

SEND TAX NOTICE TO:
J. Mark Bailey
Karan P. Bailey
4417 Briar Glen Drive
Birmingham, AL 35243

This Instrument Prepared By: Inst # 1998-38240

Karen B. Johns
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

10/01/1998-38240
09:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 CRH 113.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifty Thousand and 00/100 dollars (\$350,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Claude A. Smeraglia and wife, Traci A. Smeraglia** (herein referred to as Grantor), do grant, bargain, sell and convey unto **J. Mark Bailey and Karan P. Bailey** (herein collectively referred to as Grantee), the following described real estate, situated in Jefferson County, Alabama to-wit:

Lot 6-B, according to the Survey of Cahaba Valley Farms, as recorded in Map Book 15, Page 36, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:


1. 1998 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$250,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

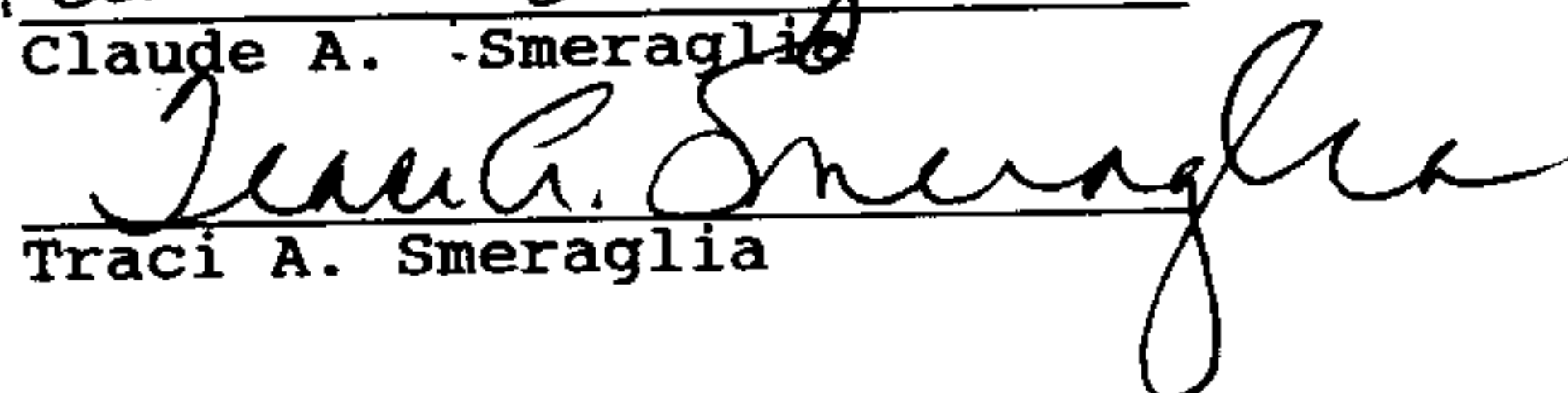
TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 28th day of September, 1998.



Claude A. Smeraglia



Traci A. Smeraglia

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Claude A. Smeraglia and wife, Traci A.

Smeraglia, 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 28th day of September, 1998.

My Commission Expires: 2/14/2002 Jan D. John
Notary Public

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- 3 - 09:19 AM CERTIFIED

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