

Birmingham

This instrument was prepared by

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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ten dollars and other valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged we,

JERRELL D. BAILEY and wife, RUTH A. BAILEY

(herein referred to as Grantors) do grant, bargain, sell, and convey unto

LEONARD E. BAILEY and wife, AMANDA L. BAILEY

(herein referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 20 South, Range 1 East; thence run N00°24'31"W along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 331.70 feet to the Point of Beginning; thence run S89°53'50"E a distance of 33.83 feet; thence run N00°24'31"W a distance of 210.00 feet; thence run N89°53'50"W a distance of 210.00 feet; thence run S00°24'31"E a distance of 210.00 feet; thence run S89°53'50"E a distance of 176.17 feet to the Point of Beginning, containing 1.0 acre. Also a 15 foot drive easement being a part of the NW $\frac{1}{4}$ and a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section 17 and being more particularly described as follows: Commence at the SE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said section 17; thence run N00°24'31"W along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a

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distance of 541.70 feet; thence run N89°53'50"W and parallel to the south line of said 1/4-1/4 section a distance of 176.17 feet; thence run S00°24'34"E for a distance of 137.69 feet to the Point of Beginning; thence run S70°15'57"E for a distance of 39.70 feet; thence run S61°33'54"E for a distance of 50.53 feet; thence run S49°31'43"E for a distance of 150.66 feet; thence run S89°53'50"E for a distance of 195.20 feet to a point on the Westerly right of way of a county road, also being the point of ending; said easement lying 7.5 feet northerly and southerly of said described line.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEES for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 3 day of March 1999.

Ruth A. Bailey
RUTH A. BAILEY

Jerrell D. Bailey
JERRELL D. BAILEY

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JERRELL D. BAILEY and RUTH A. 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of March 1999.

Stella L. Swell
NOTARY PUBLIC

my comm. expires:
9/29/2001

Send tax notice to: ☒ _____

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