

THIS INSTRUMENT PREPARED BY:
Stephen Stallcup
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Howard Neil and Tillie Dale Bailey
Post Office Box 875
Pelham, AL 35124

Inst # 1999-12755

**CORPORATE WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND DOLLARS AND NO/100---(\$173,000.00)---**to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **THOMPSON REALTY CO., INC., an Alabama corporation** (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **HOWARD NEIL BAILEY, and TILLIE DALE BAILEY** (hereinafter referred to as GRANTEE) as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 142, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1999 and thereafter.
2. Easements or claims of easements not shown by public records.
3. Right of way to Alabama Power Company recorded in Deed Volume 308, Page 651, Real 140, Page 719 and Real 142, Page 178 and covenants pertaining thereto in Real 133, page 599.
4. Easement to Alabama Power Company recorded in Deed 318, Page 588, and Real 333, Page 237.
5. Easement to South Central Bell Telephone Company recorded in Deed Volume 356, Page 420 and Real Volume 306, Page 242.
6. Restrictions recorded in Misc. Book 12, Page 852; Misc. Book 15, Page 840; Misc. 19, Page 861; Misc. 23, Page 564; Real 370, Page 938, Real 298, Page 889.
7. Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of

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Birmingham, in Deed Volume 301, Page 298; Inst. #1998-34388, and Real 116, Page 934.

8. Restrictions, limitations and conditions as shown on the recorded map.

\$ 148 000.00 of the total consideration shown above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE 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 the Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, has hereunto set its hand and seal this 24th day of March, 1999.

THOMPSON REALTY CO., INC.


BY: GEORGE C. THOMPSON
Its: VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that DOUGLAS B. NUNNELLEY, whose name as VICE PRESIDENT of THOMPSON REALTY CO., INC., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my official hand and seal this 24th day of March, 1999.

Lorine S. Cantrell
NOTARY PUBLIC

My Commission Expires: 6/31/2001

(SEAL)

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