

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
JAMES A. BAGLEY

1614 Keeneland Drive
Helena, AL 35080

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINE THOUSAND AND 00/100 Dollars (\$9,000.00)** to the undersigned grantor or grantors, **SHEILA H. AUSTIN a single person**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **JAMES A. BAGLEY** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**.

Lot 97, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11 page 80 in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.
Existing covenants and restrictions, easements, building lines, and limitations of record.

ALL of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTEE 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, and that I/we will and my/our heirs, executors and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 13th day of August, 1999.


SHEILA H. AUSTIN

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **SHEILA H. AUSTIN**, 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 the 13th day of August, 1999.


Notary Public

My Commission Expires: 6-5-2003

Inst # 1999-36966

09/02/1999-36966
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CMH 9.30