

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Jeffrey Kerstner

(Address) 350-102 Belle Vista  
Pelham, AL 35124

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

**WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas**



2003020500069560 Pg 1/1 13.50

Shelby Cnty Judge of Probate, AL

02/05/2003 08:22:00 FILED/CERTIFIED

**STATE OF ALABAMA**

Shelby

**COUNTY }**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Two Thousand Seven Hundred Fifty and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Joe S. Bailey, a Married man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto  
Jeffrey A. Kerstner

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

**TRACT NO. 6:**

That part of the North 105.00 feet of the South 939.06 feet of the North half of the  
Northeast Quarter of Section 17, Township 20 South, Range 1 East, that lies West of  
the West right of way of County Road 55. Situated in Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, rights of way, restrictions,  
and permits of record.

\$20,475.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

This property constitutes no part of the homestead of the grantor or his spouse.

**TO HAVE AND TO HOLD to 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 the said GRANTEE(S),  
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 GRANTEE(S), their heirs and assigns forever, against  
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st  
day of January, 2003.

(Seal)

(Seal)

(Seal)

Joe S. Bailey (Seal)  
Joe S. Bailey

(Seal)

(Seal)

**STATE OF ALABAMA**

Shelby

**COUNTY }**

**General Acknowledgement**

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Joe S. Bailey  
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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 31st day of January A. D. 20  
My Commission Expires: 10/16/04

Jeffrey Kerstner