


STATE OF ALABAMA )  
COUNTY OF SHELBY )

Consideration \$82,750

  
20040607000303450 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
06/07/2004 12:02:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CINDY M BAILEY, an unmarried woman, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by JOHN LEWIS AND MICHELLE LEWIS, hereinafter referred to as the Grantees, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Grantees, as TENANTS IN COMMON, with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of them, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

A parcel of land located in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and run thence in a Northerly direction along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 571.80 feet to the point of beginning; thence continue along last described course for a distance of 100 feet; thence 58 degrees 00 minutes left and run in a Northwesterly direction a distance of 200 feet; thence 122 degrees 00 minutes left and run in a Southerly direction a distance of 100 feet; thence 58 degrees 00 minutes left and run in a Southeasterly direction a distance of 200 feet to a point on the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and the point of beginning.

SUBJECT TO:

1. Any restrictive covenants, easements, restrictions, or conditions by instrument(s) recorded in the Probate Court records.
2. Any and all reservations of oil, gas and minerals in, on, over or under the subject property, together with any and all rights to mine or remove the same and any and all rights in connection therewith which have heretofore been reserved or conveyed to others in the chain of title by instrument recorded in the Probate Court records.

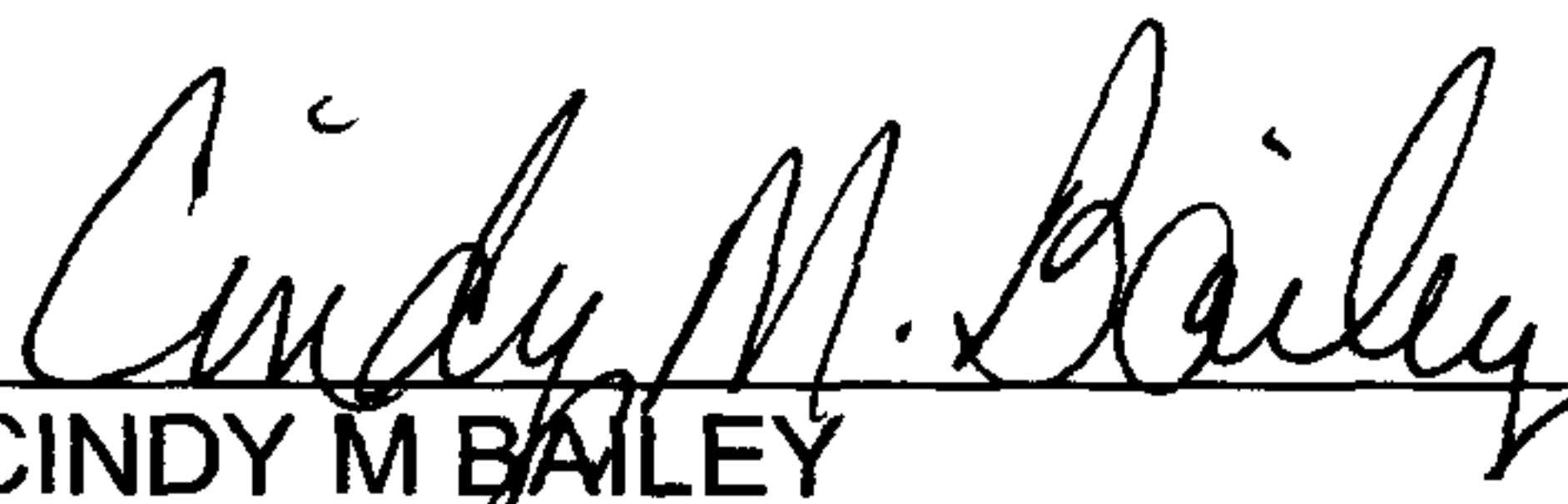
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantees, as TENANTS IN COMMON, with survivorship as stated hereinabove, in fee simple, forever.

AND except as to the above and taxes hereafter falling due which are assumed by the Grantees, the Grantor, for herself, her heirs and assigns, hereby covenants with the Grantees, their heirs and assigns, that she is seized of an indefeasible estate in and to said property, that said property is free and clear from any and all encumbrances not hereinabove mentioned, and that she does hereby WARRANT and WILL FOREVER DEFEND the title of said property against the lawful claims of all persons whomsoever.

This deed has been prepared by the Law Office of Robert D Selwyn at the request of Heritage Title, LLC, based on information provided to the Law Office of Robert D Selwyn by Heritage Title, LLC. The Law Office of Robert D Selwyn did not independently perform any type of title examination on the subject property. This deed is based solely on the information provided to the Law Office of Robert D Selwyn by Heritage Title, LLC.

14th IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this, the day of April 2004.

  
CINDY M BAILEY

STATE OF ALABAMA )  
COUNTY OF Shelby )

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Before me, the undersigned, a Notary Public in and for said State and County, personally appeared CINDY M BAILEY whose names as Grantor is signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this, the 14th day of April 2004.



Notary Public in and for the  
State of Alabama at Large  
My Commission Expires:

NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES APRIL 30, 2007

THIS INSTRUMENT WAS PREPARED BY  
Robert D. Selwyn, Attorney at Law  
PO Box 313  
Dauphin Island AL 36528  
(251) 861-3213

Grantees' Address:

150 12th St. NW  
Alabaster, AL 35007