

This instrument was prepared by

Send Tax Notice To: Ray Bailey

(Name) J. T. Tully  
(Address) 5346 Stadium Trace Parkway  
Birmingham, Al 35244

name  
1960 Mt. Laurel Lane  
address  
Hoover, AL 35244

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

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100-----Dollars (\$10.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mainsail Holiday Properties, LLC

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

Ray Bailey and Catherine A. Heinzerling

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 80, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, Page 53 A, B, & C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, 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 30th day of July, 2004.

Mainsail Holiday Properties, LLC

\_\_\_\_\_(Seal)

By: H. Ray Bailey Its Member (Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
H. Ray Bailey  
whose name(s) \* 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 30th day of July A.D., 2004

\*as Member of Mainsail Holiday Properties, LLC,

\*\*in his capacity as such Member and with full authority,

J. T. Tully  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 3, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public