20050524000251150 1/1 $170.00
Shelby Cnty Judge of Probate,AL
05/24/2005 09:36:28AM FILED/CERT

This instrument was prepared by

Neil Bailey

SEND TAX NOTICE TO:

Howard Neil Bailey
2339 Dalton Drive
Pelham, Alabama 35124

WARRANTY DEED

Shelby County, AL 05/24/2005
State of Alabama

Deed Tax:$159.00

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND AND 00/100 DOLLARS ($159,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Neil Bailey and wife, Tillie Bailey (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Howard Neil Bailey, II (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 263, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
1. Ad valorem property taxes for the current tax year, 2005.
2. Easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my our hands and seals this 30th day of March, 2005.

Neil Bailey {SEAL}

Tillie Bailey {SEAL}

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that Neil Bailey and wife, Tillie Bailey whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2005

Phyllis C. Schofanella
Notary Public
My commission expires: 3-22-08