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20051102000570620 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/02/2005 02:21:46PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JANICE C. REED
270 OLD CAHABA TRAIL
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FOUR THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$204,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JASON E. BAILEY and KAREN C. BAILEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JANICE C. REED, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 114, ACCORDING TO THE SURVEY OF OLD CAHABA, WINTER CREST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGES TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 61, PAGE 164.
3. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT 1998-19220; 1998-17498; 1998-2993 AND 1998-29995, BUT OMITTING ANY COVENANT OR RESTRICTION, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THAT EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
4. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN VOLUME 155, PAGE 331, AND VOLUME 155, PAGE 425.
5. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY LIES ADJACENT TO THE CAHABA RIVER.


6. EASEMENT GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 247, PAGE 853; VOLUME 131, PAGE 447 AND VOLUME 139, PAGE 238.
7. COVENANTS AND AGREEMENTS RELATING TO ROADWAY EASEMENT AS RECORDED IN VOLUME 133, PAGE 277.

\$204,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.


TO HAVE AND TO HOLD Unto the said GRANTEES, 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 GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JASON E. BAILEY and KAREN C. BAILEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2005.



JASON E. BAILEY



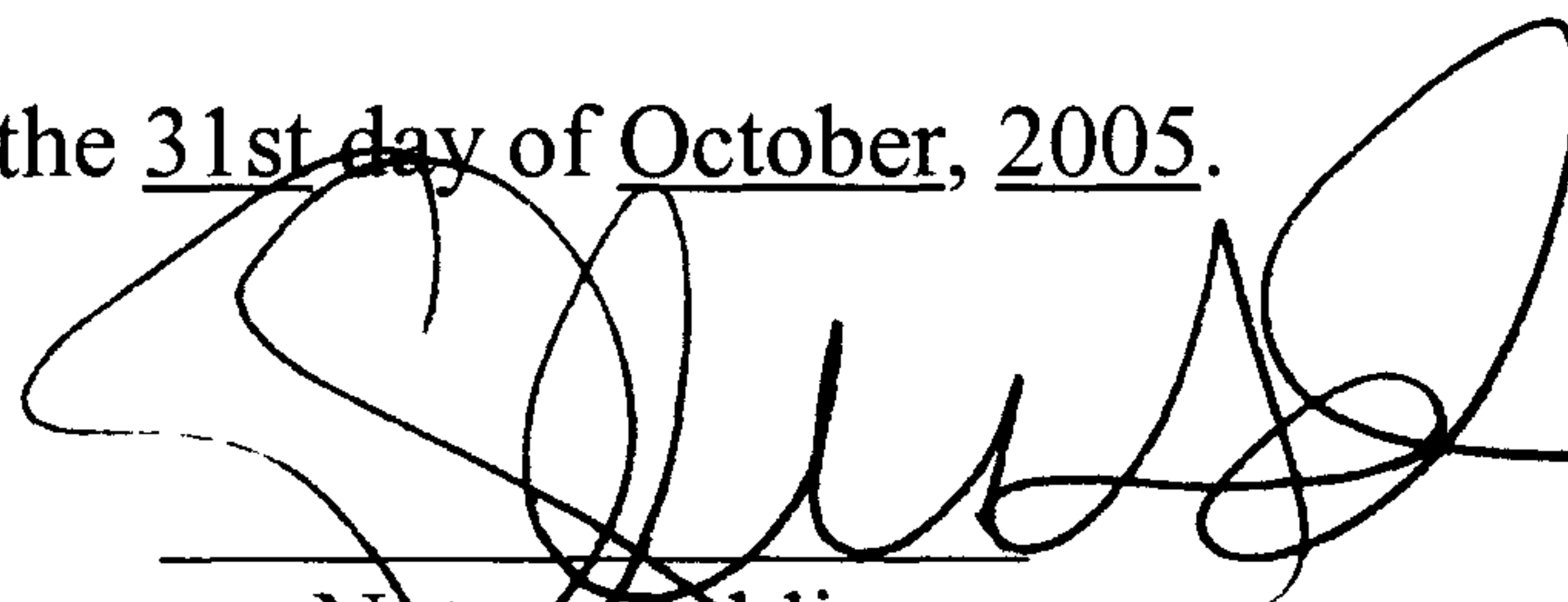
KAREN C. BAILEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

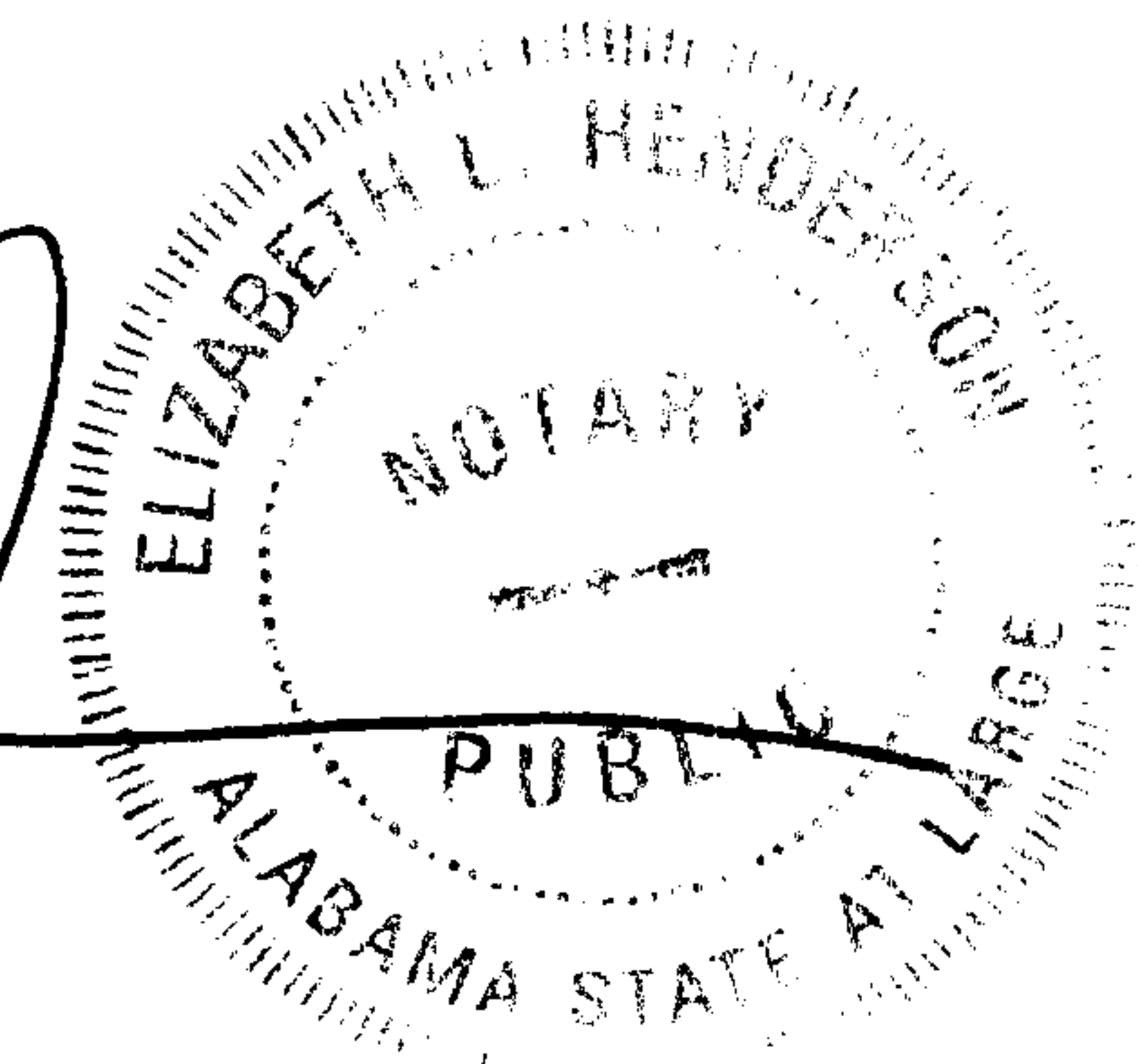
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JASON E. BAILEY, KAREN C. BAILEY whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of October, 2005.



Notary Public



My commission expires: 9-27-09