

SEND TAX NOTICE TO:

Dr. & Mrs. Martin T. Bailey
700 Carnoustie South
Birmingham, AL 35242

Prepared by:

✓ Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
COUNTY OF JEFFERSON:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-FIVE THOUSAND, EIGHT HUNDRED, THIRTY-THREE AND 35/100.....(\$145,833.35) Dollars**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **HAROLD T. MCCORMICK, An Unmarried Man (herein referred to as GRANTOR)**, do grant, bargain, sell and convey **my undivided 7/12th interest** in the hereinafter described real estate, unto **MARTIN T. BAILEY and MARGARET C. BAILEY (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 16-C-1, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 17, Page 70 A & B, in the Probate Office of SHELBY County, ALABAMA.

Subject to:

1. Property taxes for 2007 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded in Deed Book 318, Page 597, Deed Book 318, Page 588, Deed Book 308, Page 651, Book 133, Page 599 and Instrument No. 1994-11677.
4. Terms, agreements and right of way to Alabama Power Company as recorded in Book 298, Page 889.
5. Restrictions appearing of record in Misc. Book 19, Page 861, Misc. Book 23, Page 564 and amended in Misc. Book 23, Page 567 and further amended in Book 370, Page 938, and Instrument No. 1993-24581.



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Shelby Cnty Judge of Probate, AL
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6. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 356, Page 420 and Book 306, Page 242.
7. Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 26, Page 746 and 848.
8. Right of way, easements and right in connection therewith granted to the Water Works Board of the City of Birmingham in Deed Book 301, Page 298.
9. Articles of Incorporation and By-Laws of Shoal Creek Association, Inc. in Misc. Book 19, Page 861.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.

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 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 27th day of November, 2006.

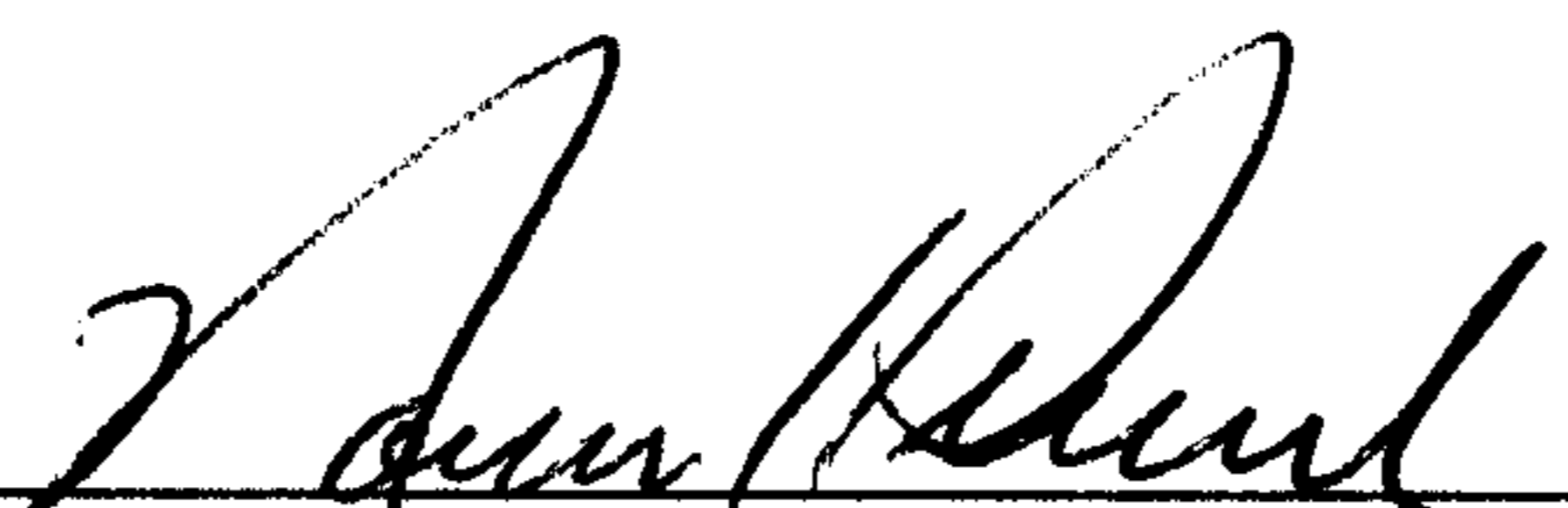


HAROLD T. MCCORMICK (Seal)

STATE OF ALABAMA:
COUNTY OF JEFFERSON:

I, the undersigned, a Notary Public in and for said City, in said Country, hereby certify that **HAROLD T. MCCORMICK, An Unmarried Man**, 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 27th day of November, 2006.



Notary Public

My Commission Expires: _____
**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Shelby County, AL 12/04/2006
State of Alabama

Deed Tax: \$146.00

