

95,000 gfb

Send tax notice to:  
Jim W. Bailey  
349 Vesclub Dr  
Birmingham Al 35216

This instrument prepared by:  
James R. Moncus, Jr.  
1313 Alford Avenue  
Birmingham, Alabama 35226

STATE OF ALABAMA )

SHELBY COUNTY )

  
20071102000508170 1/2 \$109.00  
Shelby Cnty Judge of Probate, AL  
11/02/2007 01:28:27PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, Virginia S. Bailey, an unmarried woman, (hereinafter referred to as "Grantor") by Jim W. Bailey, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Commence at the SE corner of the NW 1/4 of the SE 1/4, §6, Twp 24N, R13E, being a 2-inch capped iron pipe found in place; thence proceed northerly along the E boundary of said 1/4 1/4§ for 377.17 feet to the point of beginning; Thence continue along the last described course 565.35 feet; thence turn 90°45'26" left and run westerly for 1258.47 feet to a point on the E right of way line of Shelby County Highway 89; thence turn left 76°10'19" and run southerly along said E right of way line along a curve to the left, having a radius of 1479.8 feet and a central angle of 14°17'16" for an arc distance of 369.02 feet to the end of said curve; thence continue along said right of way along a tangent section for 200 feet; thence turn left 89°33'06" and run easterly for 1292.23 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of the SE 1/4, §6 Twp24N, R13E, and contains ±16.72 acres.**

**As per the survey of John Gary Ray, registered PE and LS #12295, dated May 17, 1994.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in the Probate Office.
3. Rights of Way and easements to Alabama Power Company as recorded in the Probate Office.
4. Easements or Encroachments as shown by recorded plat.
5. Mineral and mining rights not owned by the Grantors herein described.

Prepared by Scrivener without the benefit of title examination.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever .

AND THE GRANTOR does hereby covenant with Grantee, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by him and that he shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under him herein, but not otherwise.



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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 3-1 day of 2007.

Virginia S. Bailey  
Virginia S. Bailey

Shelby County, AL 11/02/2007  
State of Alabama

Deed Tax: \$95.00

STATE OF ALABAMA )

Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Virginia S. Bailey, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 1 day of MARCH, 2007.

William T. Bellamy  
Notary Public

[NOTARIAL SEAL]

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 11, 2011  
POWER TO SIGN NOTARY PUBLIC UNDER WRITING