

## WARRANTY DEED

This instrument was prepared by:  
B CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Johnny Jerome Bailey  
117 Lake Lane  
Alabaster, Alabama 35007

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty four thousand and no/100 (\$124,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Marvin Neal Bailey, as the Personal Representative under the Estate of Nellie T. Rhoden, deceased, Probate Case No. PR-2006-000633, Shelby County, Alabama** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Johnny Jerome Bailey** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

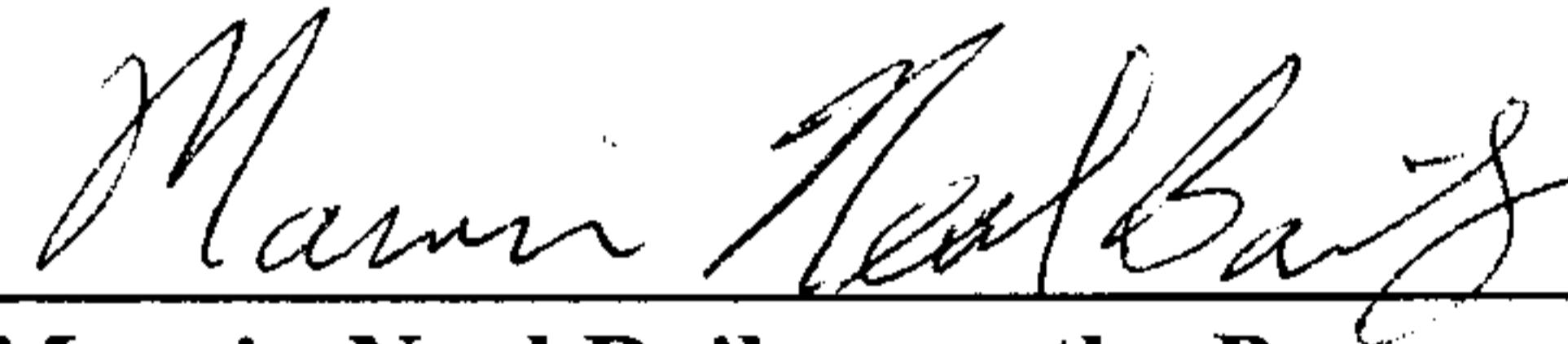
\$80,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The grantee of that certain deed recorded in Deed Book 331, Page 102, being Madge Bailey, was also known as Madge Bailey Rhoden and Nellie Talmadge Rhoden are all one and the same person.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31<sup>st</sup> day of January, 2008.

  
\_\_\_\_\_  
**Marvin Neal Bailey, as the Personal Representative under the Estate of Nellie T. Rhoden**

### STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Marvin Neal Bailey, as the Personal Representative under the Estate of Nellie T. Rhoden** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31<sup>st</sup> day of January, 2008.

Shelby County, AL 02/06/2008  
State of Alabama

Deed Tax: \$44.00



\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-09



2008020600050310 2/2 \$58.00  
Shelby Cnty Judge of Probate, AL  
02/06/2008 03:00:35PM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

From the Northwest corner of the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 36, Township 20 South, range 3 West, run South along the West boundary of the said NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 36, Township 20 South, Range 3 West, 450 feet to the point of beginning of the land herein conveyed; thence continue South along the West boundary of the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 36, Township 20 South, Range 3 West, for 150 feet; thence turn an angle of 89 degrees 27' to the left and run 100 feet; thence turn an angle of 90 degrees 33 minutes to the left and run 150 feet; thence turn an angle of 89 degrees 27 minutes to the left and run 100 feet to the point of beginning. This being a part of the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West.