



20080707000273520 1/2 \$69.50
Shelby Cnty Judge of Probate, AL
07/07/2008 01:58:09PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 07/07/2008
State of Alabama

Deed Tax: \$55.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Thirteen Thousand, Five Hundred and no/100 Dollars (\$213,500.00)** and other good and valuable consideration to the undersigned grantors,

SCOTT BAILEY and wife, AMY A. BAILEY

in hand paid by the grantee,

JIMMIE NOLAN BAILEY and ANITA GAYLE BAILEY

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Tract 1:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 870.00 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for a distance of 210.00 feet; thence turn 89 degrees 17 minutes 14 seconds right and run easterly and parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 317.38 feet to the Westerly right of way line of Shelby County Highway No. 47 (Also known as Old Pumpkin Swamp Road); thence turn 91 degrees 02 minutes 15 seconds right and run Southerly along said right of way line 210.02 feet; thence turn 88 degrees 57 minutes 45 seconds right and run Westerly and parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance for 316.19 feet to the point of beginning.

Tract 2:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 660.00 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for a distance of 210.00 feet; thence 89 degrees 17 minutes 14 seconds right and run Easterly and parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 316.19 feet to the Westerly right of way line of Shelby County Highway No. 47 (Also known as Old Pumpkin Swamp Road); thence turn 91 degrees 02 minutes 15 seconds right and run Southerly along said right of way line 210.01 feet; thence turn 88 degrees 57 minutes 45 seconds right and run Westerly and parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 315.00 feet to the point of beginning.

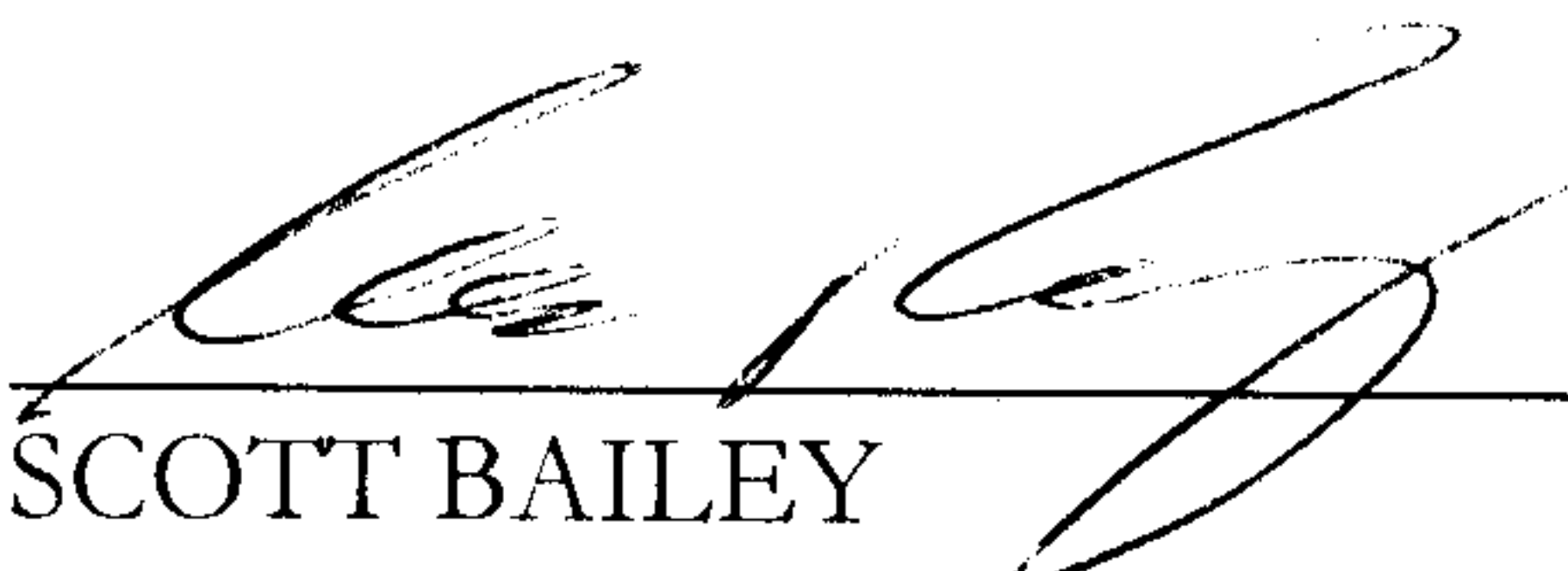
\$158,050.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

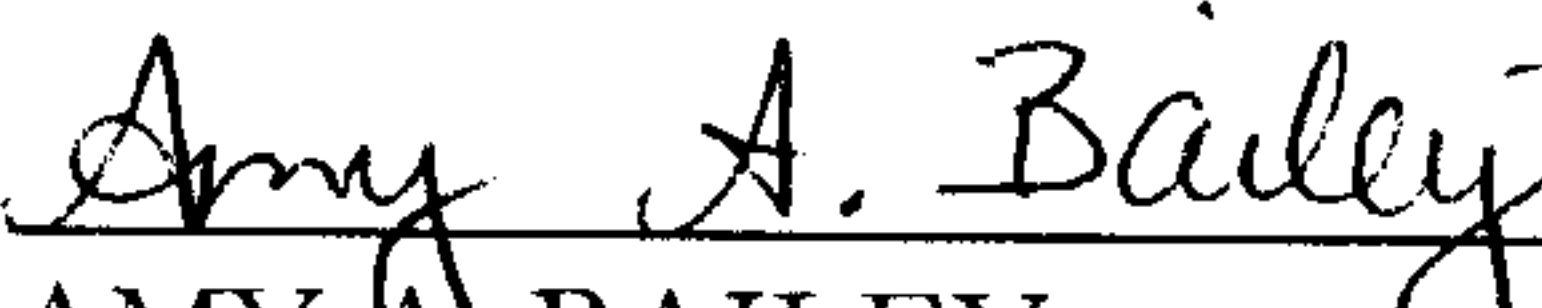
TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 1st day of July, 2008.
WITNESS:


SCOTT BAILEY


AMY A. BAILEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Scott Bailey and Amy A. Bailey, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 1st day of July, 2008.




Notary Public

This Instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

Send Tax Notice to:
Jimmie Nolan Bailey
5455 Chelsea Road
Columbiana, Alabama 35051


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