

WARRANTY DEED

20100914000299540 1/1 \$392.00
Shelby Cnty Judge of Probate, AL
09/14/2010 11:46:30 AM FILED/CERT

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
Bynum & Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Kent Bailey
Jo Bailey
1009 Cole Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED EIGHTY THOUSAND DOLLARS AND 00/100 (\$380,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Roger W. Smith** and wife, **Linda M. Smith**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Kent Bailey and Jo Bailey** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 506-A, according to the Resurvey of Lots 506 through 510, Eagle Point, 5th Sector, as recorded in Map Book 19, Page 98, in the Probate Office of Shelby County, Alabama.

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

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 herein 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set our hands and seals, this August 30th, 2010.

Roger W. Smith
Roger W. Smith

Linda M. Smith
Linda M. Smith

STATE OF Arizona)
COUNTY OF Maricopa)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Roger W. Smith** and wife, **Linda M. Smith** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this August 30th, 2010.

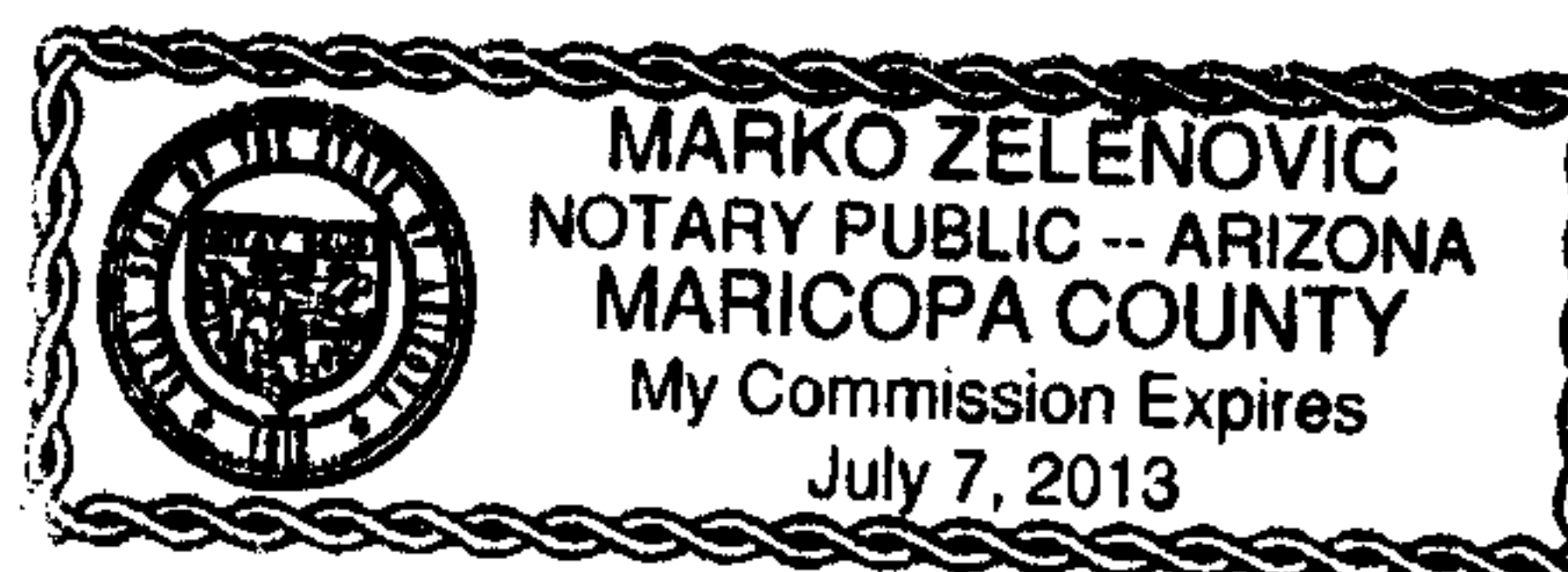
[Signature]
Notary Public

My Commission Expires: July 7th, 2013

Shelby County, AL 09/14/2010

State of Alabama

Deed Tax : \$380.00



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