

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Robert Shawn Bailey
P.O. Box 234

Chelsee Ala
35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Stacy Joann Bailey, a married woman and husband Joshua Lawrence Borklund (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Robert Shawn Bailey (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

This easement is perpetual and runs with the land and shall enure to the benefit of the grantee, his heirs, successors and assign.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of January, 2011.

Stacy Joann Bailey
Stacy Joann Bailey

Joshua Lawrence Borklund
Joshua Lawrence Borklund

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stacy Joann Bailey and Joshua Lawrence Borklund**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2011.

Mike T. Atchison
Notary Public
My Commission Expires: 10-16-12

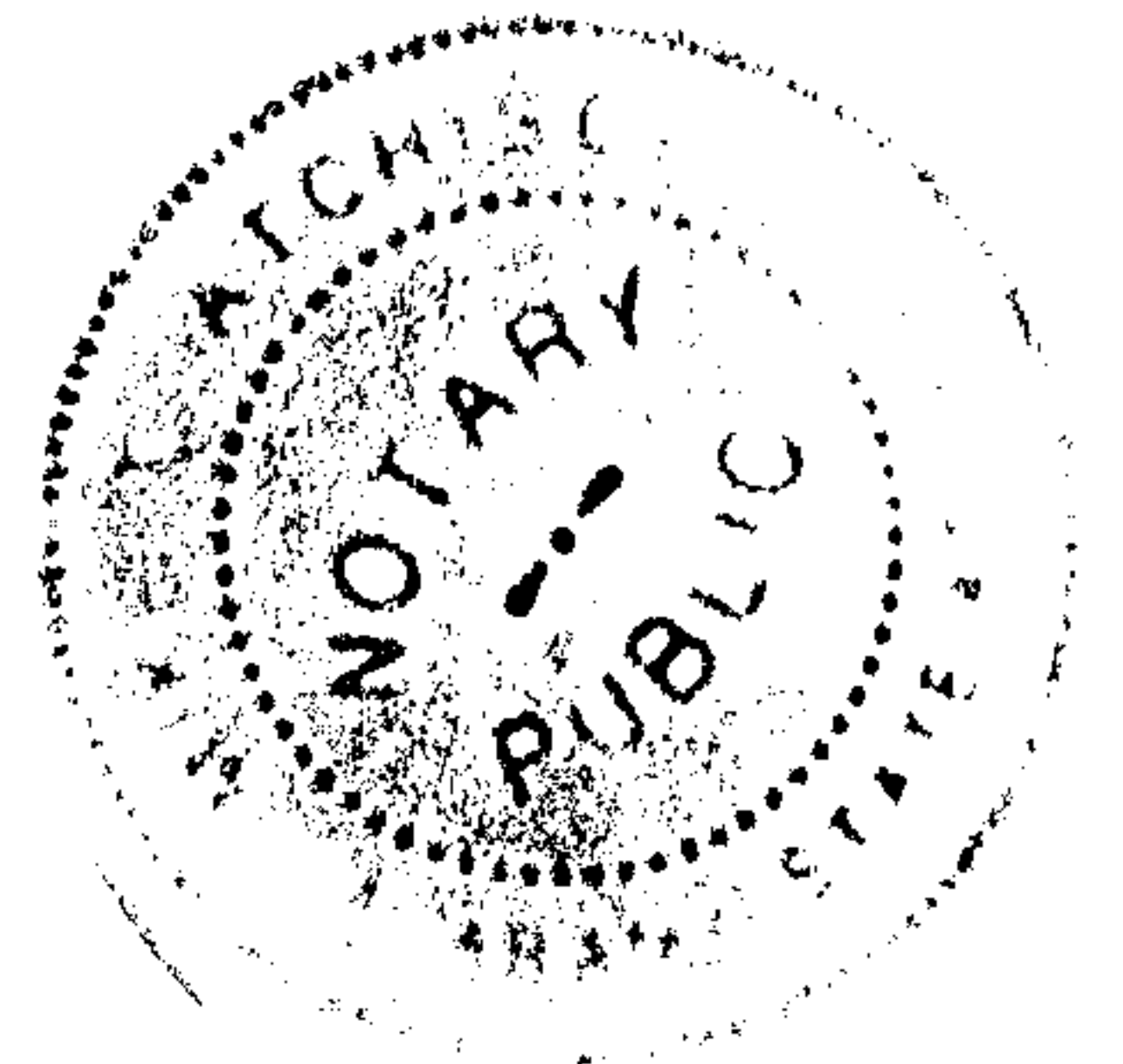


Exhibit A
Legal Description

25' Ingress, Egress & Utility Easement, including Alabama Power Company

An easement being a portion of that certain tract of land as described in instrument #20100318000079060 in the Judge of Probate Office, Shelby County, Alabama lying in the South ½ of the SW ¼ of Section 1 and the N ½ of the NW ¼ of Section 12, all in Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NE ¼ of the NW ¼ of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 89 degrees 58 minutes 51 seconds W a distance of 50.00 feet thence N 00 degrees 17 minutes 46 seconds W a distance of 28.19 feet; thence N 62 degrees 15 minutes 19 seconds W a distance of 178.51 feet to a point on the Southerly right – of - way of Shelby County Highway No. 43; thence S 45 degrees 22 minutes 43 seconds W along said right – of – way a distance of 13.12 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 25 feet in width and lying 12.5 feet on each side of the following described centerline; thence S 62 degrees 15 minutes 19 seconds E a distance of 174.98 feet; thence S 00 degrees 17 minutes 46 seconds E a distance of 20.68 feet; thence S 00 degrees 17 minutes 31 seconds E a distance of 146.96 feet; thence S 89 degrees 57 minutes 33 seconds E a distance of 64.52 feet to the Point of Termination of said easement.

In no event shall the roadway located within the boundary of the above described easement be located nearer than 10 feet from the residence of the grantors herein.



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Shelby Cnty Judge of Probate, AL
01/27/2011 08:36:32 AM FILED/CERT