

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:
James H. Bailey, Jr.

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)



20111118000351040 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/18/2011 02:09:04 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar and 00/100 (\$1.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Betty L. Elliott**, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James H. Bailey, Jr., Johnny Lee Bailey and Jacquelyn A. Ferreira** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

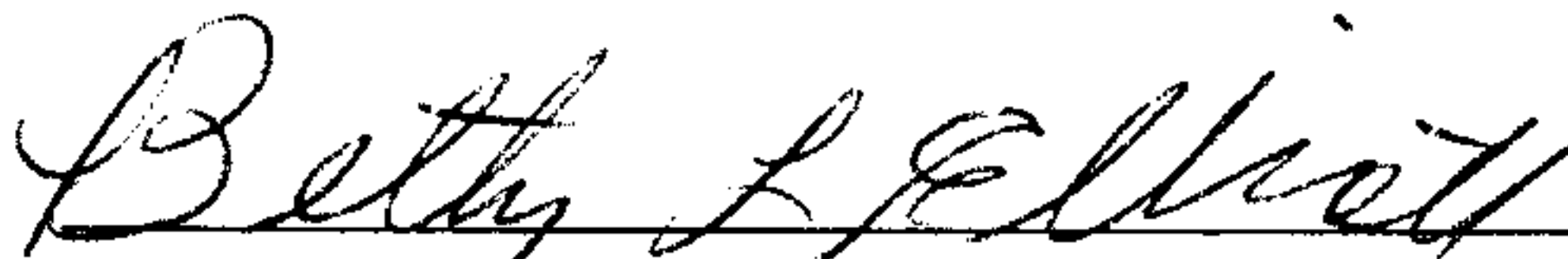
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **Betty L. Elliott**, has hereunto set her hand and seal this the 11-14-11 day of November, 2011.


Betty L. Elliott

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betty L. Elliott, a single individual, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of November, 2011.

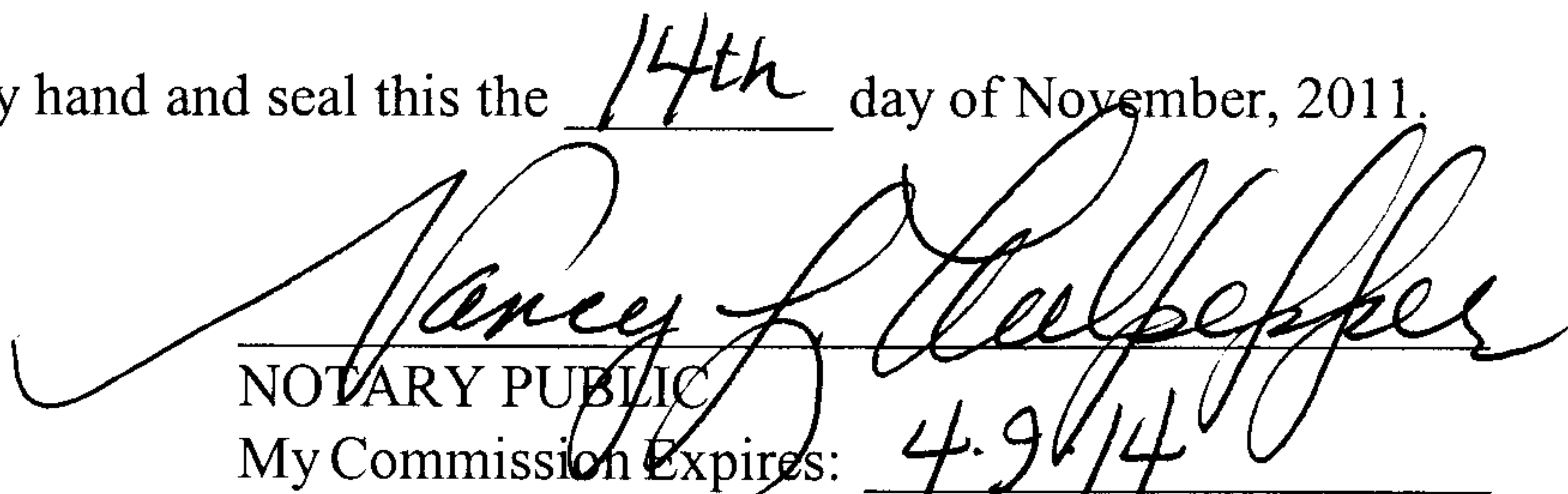

NOTARY PUBLIC
My Commission Expires: 4-9-14

Exhibit A
Legal Description

Commence at the Southwest corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence run North along the West boundary line of said Section for 210.00 feet; thence turn an angle of 90 deg. 37 min. 00 sec. to the right and run 55.80 feet to the East right of way line of Shelby County No. 55 for the point of beginning; thence continue along last course for 514.76 feet; thence turn an angle of 77 deg. 08 min. 29 sec. to the left and run 598.78 feet; thence turn an angle of 103 deg. 25 min. 09 sec. to the left and run 239.82 feet; thence turn an angle of 90 deg. 00 min. to the left and run 235.29 feet; thence turn an angle of 90 deg. 37 min. to the right and run 415.55 feet to the East right of way line of Shelby County No. 55; thence turn an angle of 90 deg. 53 min. 21 sec. to the left and run Southerly along said road right of way line for 346.59 feet to the point of beginning. Containing 5.57 acres. Situated in Shelby County, Alabama.



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Shelby County: AL 11/18/2011
State of Alabama
Deed Tax: \$10.00

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