WARRANTY DEED
Joint tenants with right of survivorship

20120201000038950 1/2 $42.50
Shelby Cnty Judge of Probate, AL
02/01/2012 04:00:23 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Nine Thousand and no/100's Dollars ($109,000.00)** to the undersigned grantor,

LUCY R. FARMER, a married woman

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

CARY BAILEY and BIBBY BAILEY

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to:

1. **2012 and subsequent years ad valorem taxes**
2. **Easements and building lines as shown on record map.**
3. **Title to all minerals and mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
4. **Restrictions appearing of record in Instrument 2007-57625.**

The above described property is not the homestead of the grantor or her spouse.

$81,750.00 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 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 I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26th day of January, 2012.

WITNESS:

LUCY R. FARMER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Lucy R. Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 26th day of January, 2012.

Notary Public

SHADY T. HERRINGTON
Notary Public State At Large
My Commission Expires March 23, 2014

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Cary Bailey
2344 Woodland Circle
Birmingham, Alabama 35242

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Shelby County, AL 02/01/2012
State of Alabama
Deed Tax:$27.50