

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
Wallis Harrison  
~~1810 Mtn. Stone Drive,~~  
~~Helena, AL 35080~~  
1285 HWY 17  
MONTEVALLO, AL. 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Eighty Thousand and 00/100 Dollars (**\$80,000.00**) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Nelson R. Bailey and <sup>WIFE</sup> Jane Lee Bailey, Grantor (herein referred to as Grantor, whether one or more) whose mailing address is 410 Valley View Lane, Indian Springs, AL 35124, grant, bargain, sell and convey unto Wallis A. Harrison and Shirley L. Harrison (herein referred to as Grantees) whose mailing address is 1285 Highway 17, Montevallo, AL 35115, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is property on Highway 17, Shelby County, Alabama with Parcel ID Numbers 27-4-17-0-000-003.002 and 27-3-08-0-000-009 to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Any portion of the property located in a flood prone area; (4) Mineral and mining rights not owned by the Grantors.

Jane Lee Bailey has executed this deed as Attorney in Fact for Nelson R. Bailey pursuant to Limited Power of Attorney attached hereto as Exhibit B. Jane Lee Bailey represents and warrants that said Power of Attorney has not been revoked and that Nelson R. Bailey is alive.

\$64,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith from First South Farm Credit, ACA (a tax exempt entity).

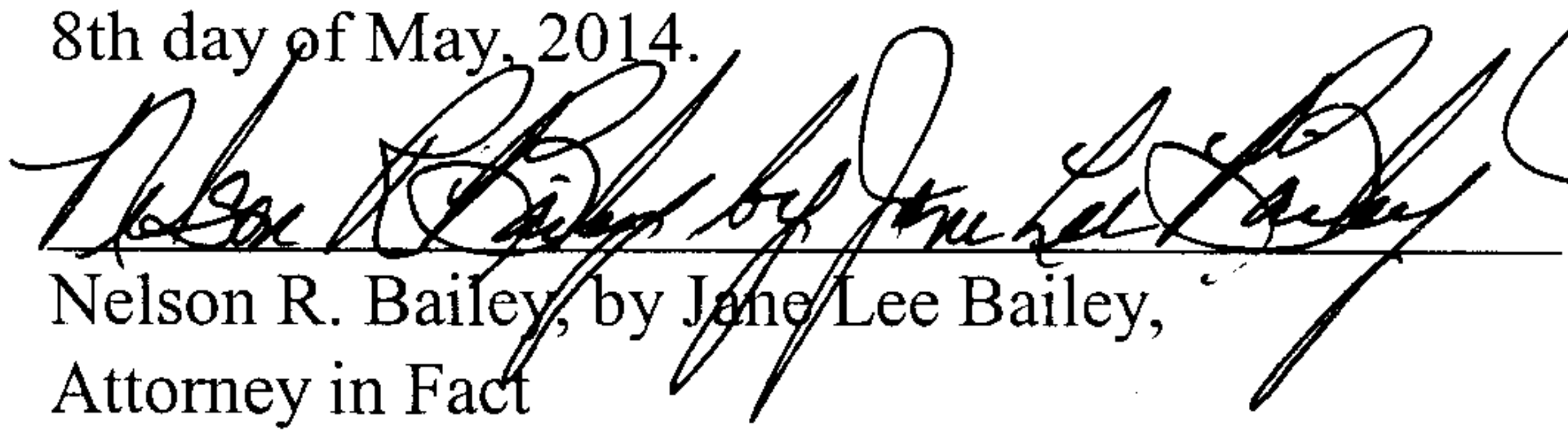
Grantors represent and warrant that there are no fire dues or assessments owing against the property conveyed.

**RESTRICTION:** No mobile homes shall be allowed on the property conveyed.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 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 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**, the undersigned, has hereunto set his hand and seal, this the 8th day of May, 2014.

  
Nelson R. Bailey, by Jane Lee Bailey,  
Attorney in Fact

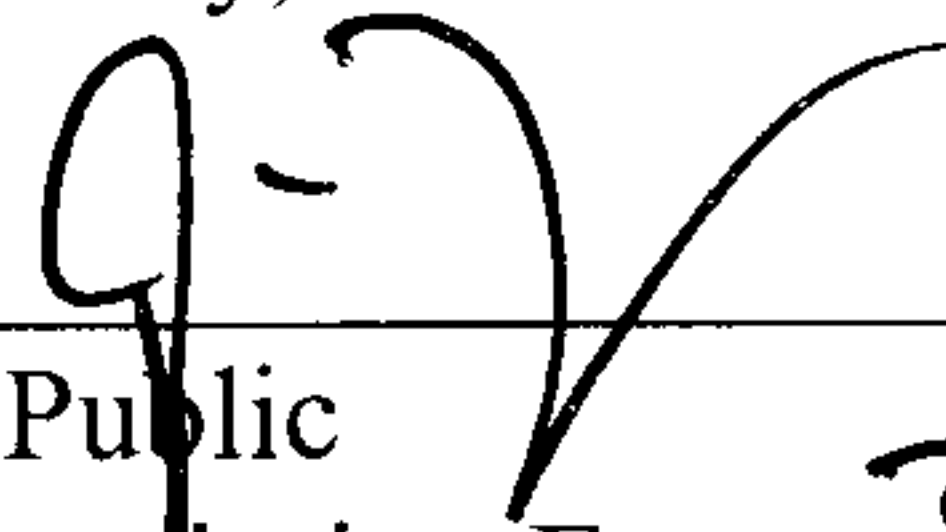
  
Jane Lee Bailey

(Notary Acknowledgments appear on the following page)

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Jane Lee Bailey, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 8<sup>th</sup> day of May, 2014.


  
\_\_\_\_\_  
Notary Public  
My Commission Exp. 3-1-18

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said State, hereby certify that Jane Lee Bailey, whose name as Attorney in Fact for Nelson R. Bailey, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of May, 2014.

  
\_\_\_\_\_  
Notary Public  
My Commission Exp. 3-1-18

  
20140514000145840 2/5 \$106.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT A' BAILEY TO HARRISON**  
**=====****LEGAL DESCRIPTION**

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama; thence S88°08'14"E, a distance of 1862.16' to a point on the Westerly R.O.W. line of Shelby County Highway 17, 80' R.O.W. (all further calls will be along said Highway R.O.W. until otherwise noted), said point also being the beginning of a curve to the right, having a radius of 1006.31, a central angle of 03°48'14", and subtended by a chord which bears S23°27'05"E, and a chord distance of 66.80'; thence along the arc of said curve, a distance of 66.81' to the POINT OF BEGINNING, said point being a compound curve to the right, having a radius of 1006.31, a central angle of 16°06'02", and subtended by a chord which bears S13°29'57"E, and a chord distance of 281.85'; thence along the arc of said curve, a distance of 282.78'; thence S05°26'56"E, a distance of 404.51' to the beginning of a curve to the left, having a radius of 2904.97, a central angle of 06°03'00", and subtended by a chord which bears S08°28'26"E, and a chord distance of 306.60'; thence along the arc of said curve, a distance of 306.74'; thence S11°29'56"E, a distance of 189.13' to the beginning of a curve to the right, having a radius of 1104.13, a central angle of 20°38'08", and subtended by a chord which bears S01°10'52"E, and a chord distance of 395.51'; thence along the arc of said curve, a distance of 397.66'; thence S09°08'12"W, a distance of 137.06'; thence N86°10'46"W and leaving said Highway 17 R.O.W. line, a distance of 722.22' to a point on the Easterly R.O.W. line of Norfolk Southern Railroad, 100' R.O.W., (all further calls will be along said Railroad R.O.W.); thence N12°17'04"E, a distance of 39.27' to the beginning of a curve to the right, having a radius of 3250.00, a central angle of 07°01'51", and subtended by a chord which bears N15°48'00"E, and a chord distance of 398.56'; thence along the arc of said curve, a distance of 398.81'; thence N19°18'55"E, a distance of 1141.85' to the beginning of a curve to the right, having a radius of 24,950.00, a central angle of 00°21'42", and subtended by a chord which bears N19°29'46"E, and a chord distance of 157.54'; thence along the arc of said curve, a distance of 157.54' to the POINT OF BEGINNING.



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ALTA Commitment (6-17-06)  
Schedule A

EXHIBIT 'B'

## LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **NELSON R. BAILEY**, the undersigned, do hereby make, constitute and appoint **JANE L. BAILEY** my true and lawful attorney-in-fact, for me and in my name, place and stead, and on my behalf, and for my use and benefit:

To conduct, engage in, and transact any and all lawful business of whatever nature or kind for me, on my behalf, and in my name;


To make, receive, sign, endorse, execute, acknowledge, deliver, and possess such contracts, agreements, conveyances deeds, bills of sale, and deposit instruments relating to accounts or deposits in banks, credit unions, or other financial institutions

Any and all powers of attorney heretofore made by me authorizing any person or persons to do any of the enumerated acts relative to the above-described tasks are hereby revoked.

This limited power of attorney shall become effective upon the execution hereof, and shall terminate May 8, 2014.

IN WITNESS THEREOF, I have signed this limited power of attorney this 8<sup>th</sup> day of May, 2014

  
**NELSON R. BAILEY**

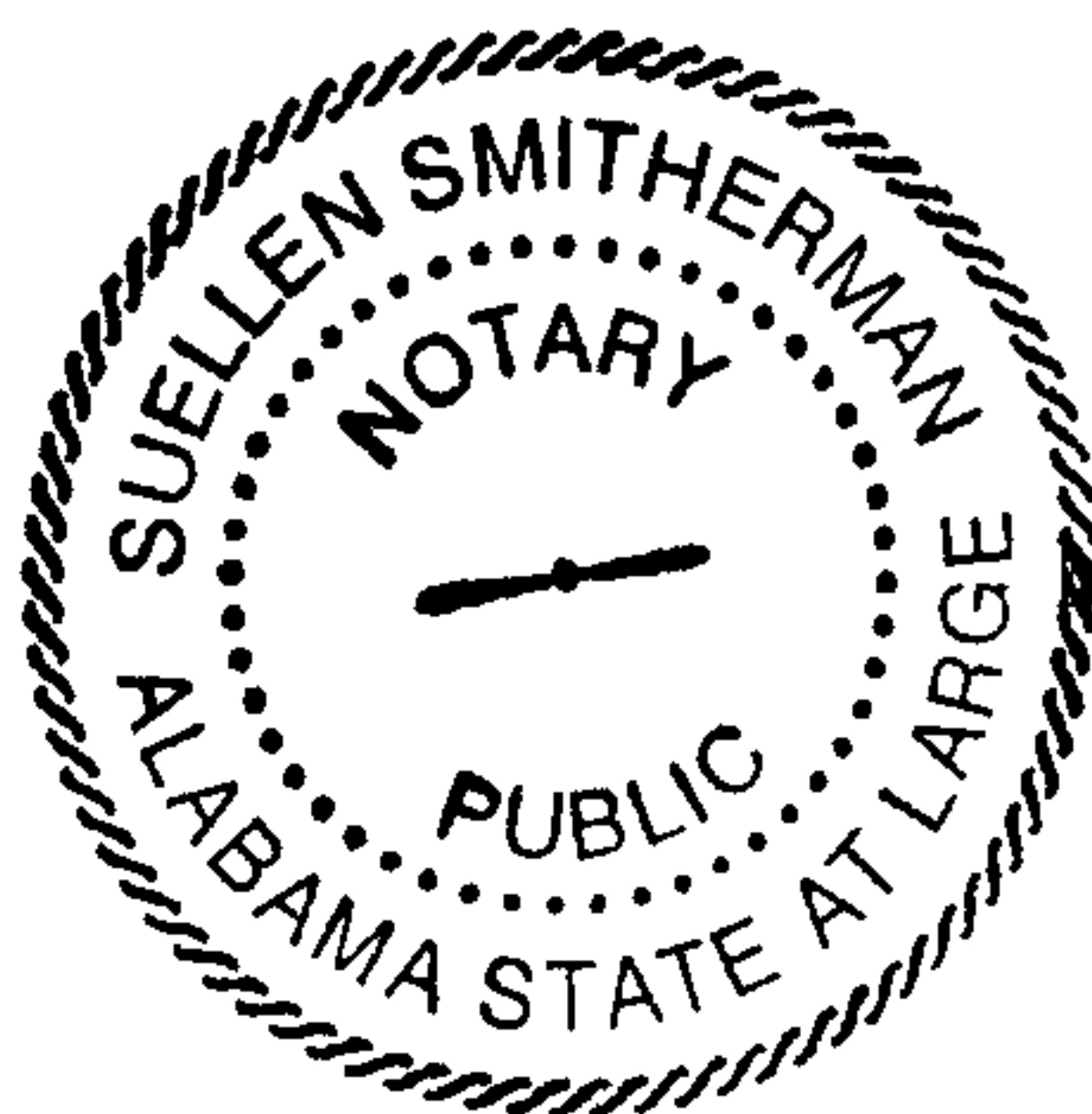
  
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**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Before me, the undersigned authority in and for said County and State, personally appeared **NELSON R. BAILEY**, who first being duly sworn by me, states that he has read the above and foregoing Limited Power of Attorney and has executed the same voluntarily and freely of his will, knowing and understanding the contents of the same.

Sworn to and subscribed before me on this 8<sup>TH</sup> day of May, 2014



  
NOTARY PUBLIC

My Commission Expires: 09/03/2014



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Nelson & Jane Lee Bailey

Mailing Address

410 VALLEY VIEW LN.  
INDIAN SPRINGS AL. 35124

Property Address

Highway 17, Shelby County

Parcel IDs: 27-4-17-0-000-003.002 &

27-3-08-0-000-009

Grantee's Name

Wallis & Shirley Harrison

Mailing Address

1285 Highway 17

Montevallo, AL 35115

Date of Sale May 8, 2014

Total Purchase Price \$80,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_ Bill of Sale X Sales Contract \_\_\_\_ Closing Statement \_\_\_\_ Appraisal

\_\_\_\_ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property: both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate, I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5.8.14

Print JAMES F. BURFORD III

\_\_\_\_ Unattested \_\_\_\_\_  
(Verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of May, 2014.

[Signature]  
Notary Public  
My Commission Exp. 10.22.14

20140514000145840 5/5 \$106.00  
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Shelby County, AL 05/14/2014  
State of Alabama  
Deed Tax: \$80.00