



20140707000204480 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
07/07/2014 02:18:13 PM FILED/CERT

SEND TAX NOTICE TO:

(Name) Jerrell D Bailey Sr.
(Address) 108 Bud Lane Wilsonville, AL 35182

This instrument was prepared by

(Name) Rhonda M Hatter
(Address) 8907 E Railroad St. Pinson, AL 35126

Form 1-1.5 (rev. 5/02)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

TWO Thousand Dollars can be verified in the Sales Contract
That in consideration of between the parties here to to the undersigned grantors ~~DOES~~
in hand paid by the grantee here in the receipt whereof is acknowledged.

to the undersigned grantor or grantors in hand paid by the GRANTEE hereon, the receipt whereof is acknowledged, we,

Jerrell D Bailey Jr. and Rhonda M Hatter husband and wife, whose
mailing address is 128 Bud Lane Wilsonville, AL 35186

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerrell D Bailey Sr. and Ruth Ann Bailey Husband and wife whose
mailing address is 108 Bud Lane Wilsonville, AL 35186
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to wit:

Shelby County, AL 07/07/2014
State of Alabama
Deed Tax: \$2.00

lot 1 of the Bailey Family Subdivision as
recorded in mapbook 30 page 119 in the Probate Judge office
of Shelby County Alabama.

This is not the homestead of the above grantor.

Prior Reference Inst# 2007 1107 000 514650

Jerrell D Bailey Jr and Rhonda M Hatter to
Jerrell D Bailey Sr and Ruth Ann Bailey

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 1
day of July 2014

WITNESS:

(Seal)

(Seal)

(Seal)

Rhonda M Hatter (Seal)
Jerrell D Bailey Jr (Seal)
Jerrell D Bailey Sr (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Bryan Kendall Morrow, a Notary Public in and for said County, in said State,
hereby certify that Rhonda M Hatter & Jerrell Bailey
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1 day of July 2014

Bryan Kendall Morrow
Expires 12-17-17