

Send tax notice to:
MICHAEL C. BAILEY
140 BIRCH CREEK DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015688

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LESLIE R. JACKSON, JR. AND TYKEE V. JACKSON, HUSBAND AND WIFE whose mailing address is: 317 Chateau Way, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by MICHAEL C. BAILEY and DEBORAH R. BAILEY whose mailing address is: 140 BIRCH CREEK DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Birch Creek Subdivision, as recorded in Map Book 27, Page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, TOGETHER WITH AND RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF BIRCH CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 27, PAGE 143.
4. BUILDING AND SETBACK LINES OF 25 FEET AS RECORDED IN MAP BOOK 55, PAGE 26.

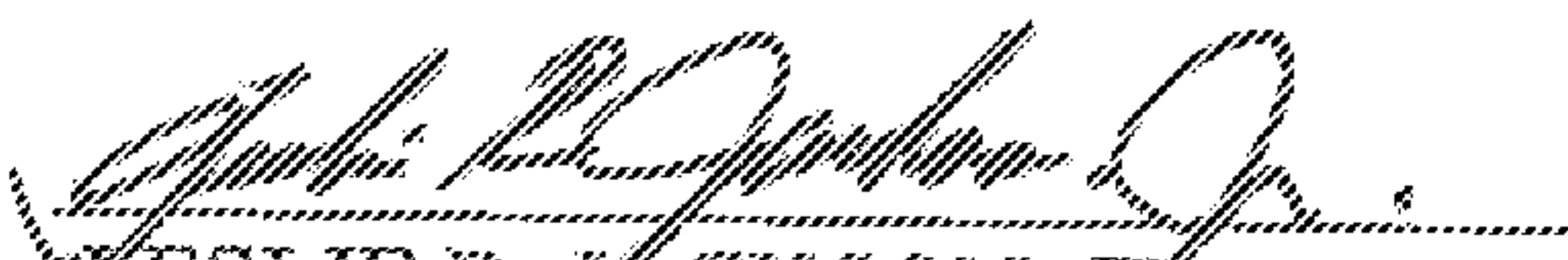
\$247,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$50,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of November, 2015.

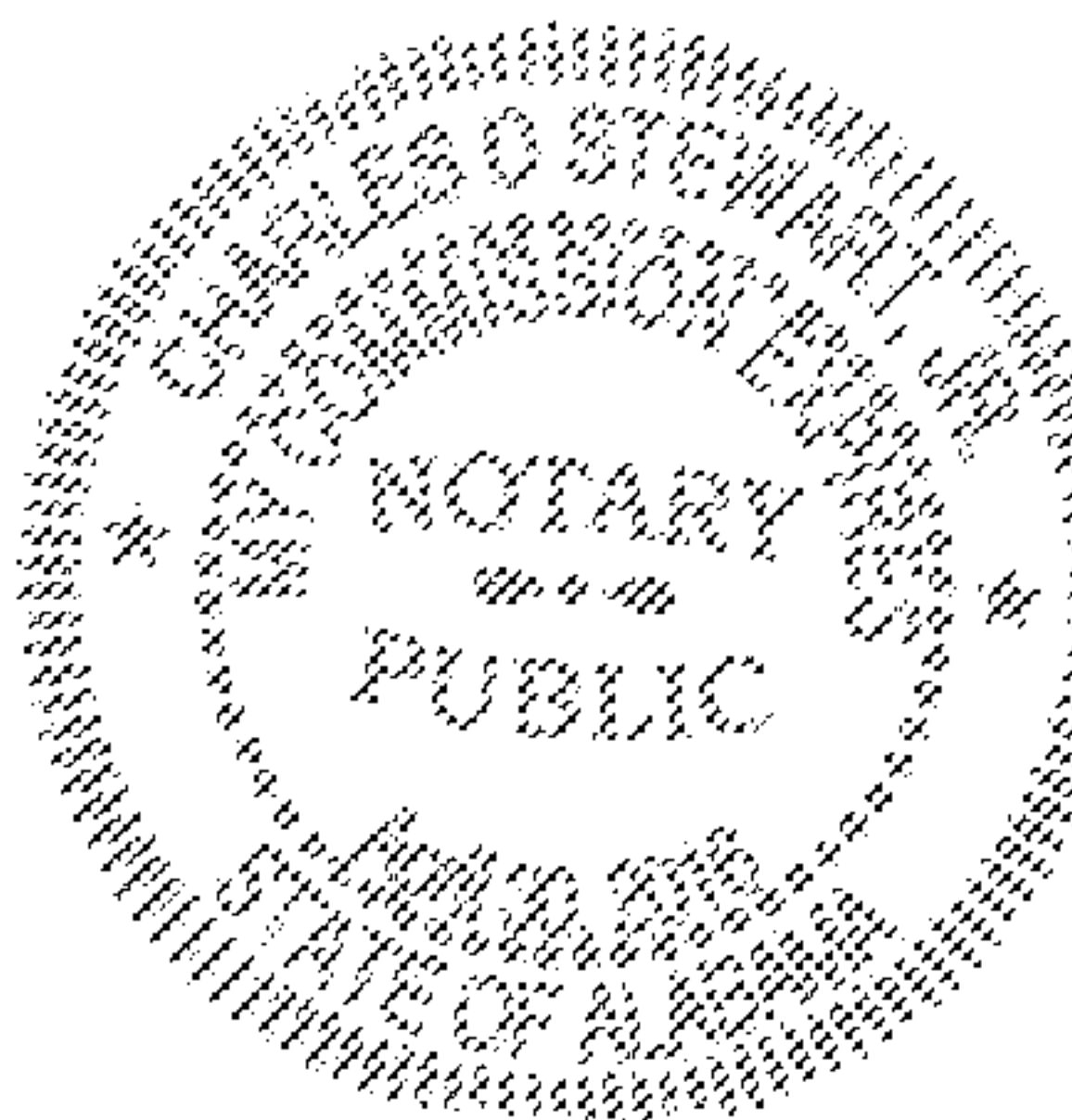
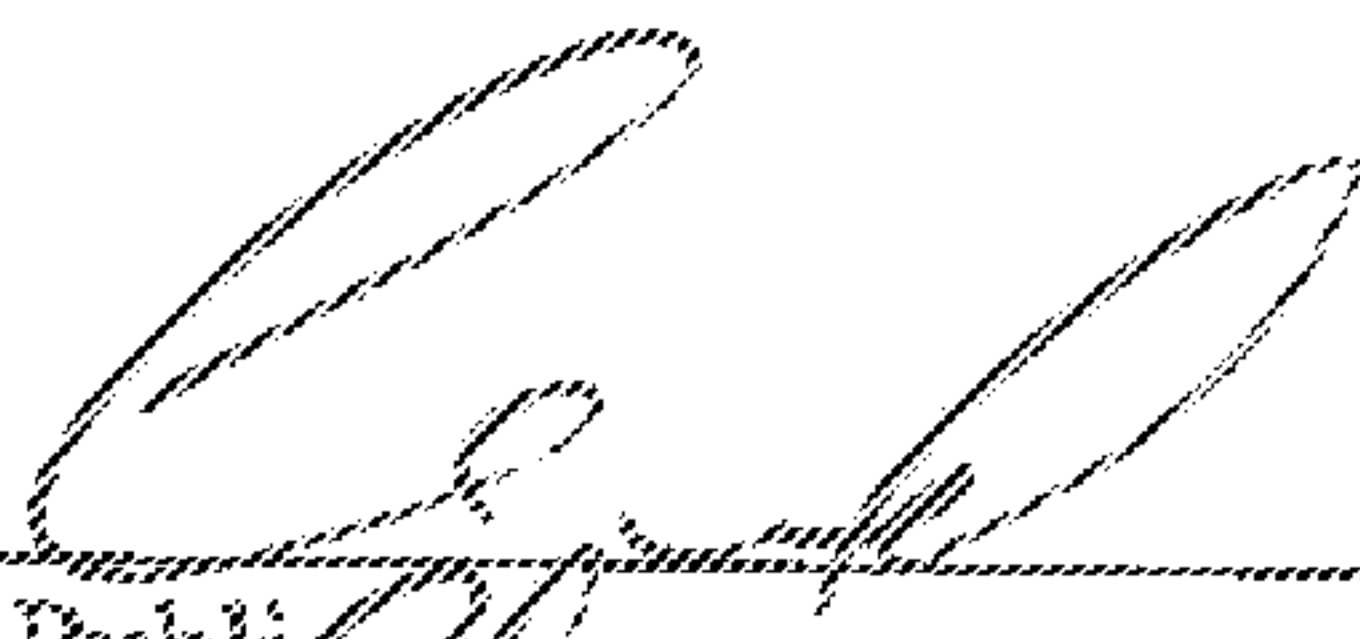
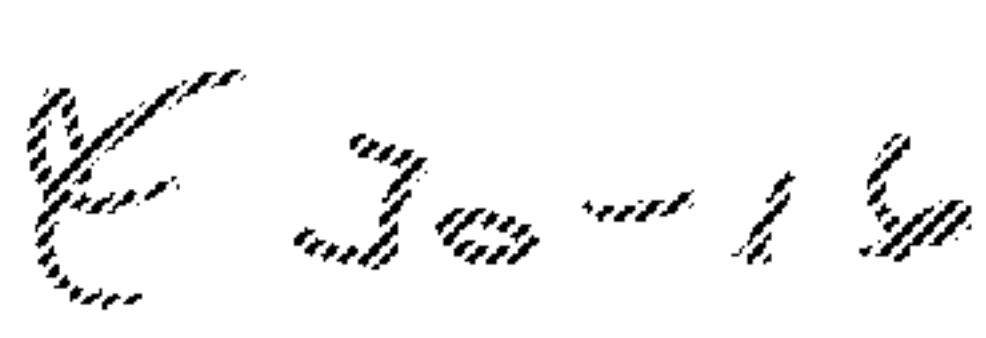

LESLIE R. JACKSON, JR.

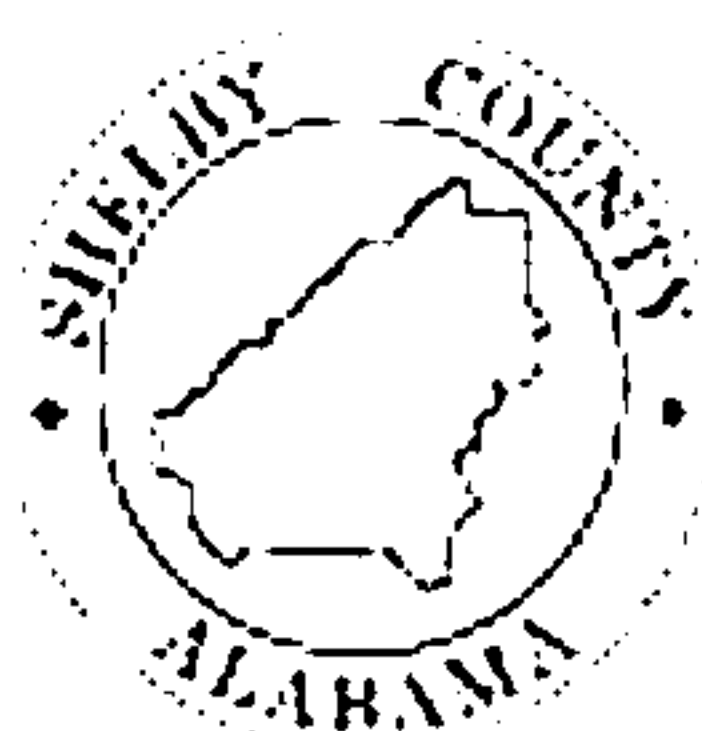

TYKEE V. JACKSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LESLIE R. JACKSON, JR. AND TYKEE V. JACKSON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2015.

 Notary Public
Print Name 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/23/2015 01:53:16 PM
\$50.00 CHERRY
20151123000404470

