

Send tax notice to:
JUSTIN M. BAILEY
6585 HIGHWAY 86
CALERA, AL 35040

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

2015767

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAMES R. KILLINGSWORTH, A SINGLE INDIVIDUAL whose mailing address is: 255 WYNLAKE DRIVE, ALABASTER, AL 35007 (hereinafter referred to as "Grantors") by JUSTIN M. BAILEY and HEATHER S. BAILEY whose mailing address is: 6585 HIGHWAY 86, CALERA, AL 35040 (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 2, according to the Survey of Piney Woods a rural Subdivision, as recorded in Map Book 42, Page 20, 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. Easements and building line as shown on recorded map.
3. Easement as recorded in Instrument No. 2008-2646.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$40,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

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.

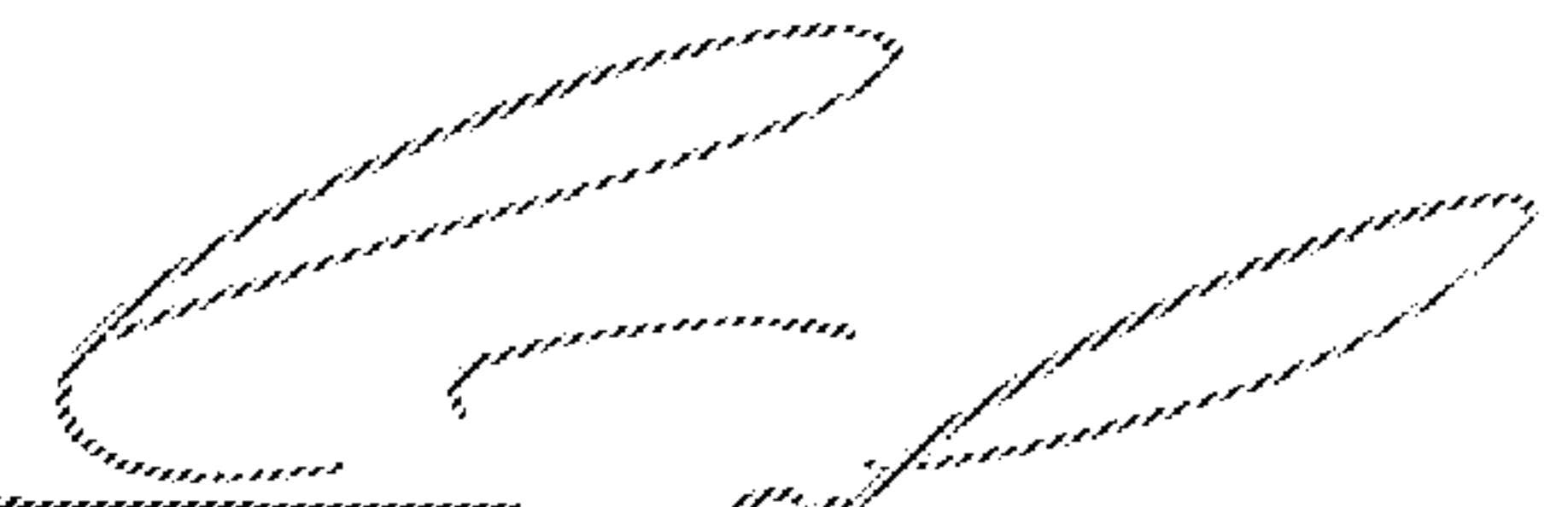
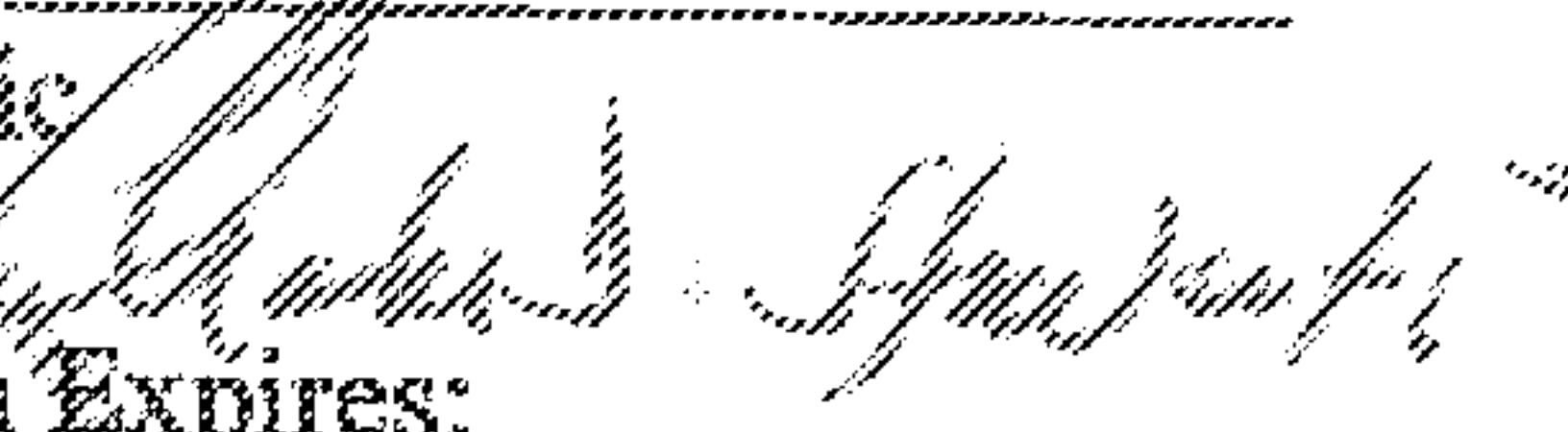


IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 30th day of December, 2015.


JAMES R. KILLINGSWORTH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JAMES R. KILLINGSWORTH 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 30th day of December, 2015.


Notary Public
Print Name: 
Commission Expires: 




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/04/2016 08:16:24 AM
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