

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

20180725000264660
07/25/2018 09:25:15 AM
DEEDS 1/1

Send Tax Notice To:
Warren Bailey

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

Assessed value
\$22,050.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and No Cents (\$1.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Ronald Harrison and Tina L. Harrison, husband and wife, whose address is 3200 Lilac St. Pasadena TX 77505 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Warren Bailey (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

A tract of land situated in the SE corner of the SE 1/4 of the NE 1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, being a part of Lot 1, Patterson Family Subdivision, and better described as follows:

Commence at the Northeast Corner of said 1/4-1/4; thence South 00 degrees 31' 48" east along the east line of said 1/4-1/4, a distance of 576.06 feet to the Northeast corner of said Lot 1 and the Point of Beginning; Thence continue South 00 degrees 31' 48" East along the East line of said 1/4-1/4 and the East line of Lot 1, a distance of 728.57 Feet; Thence North 19 degrees 50' 19" West, a distance of 164.39 feet; Thence South 70 degrees 09' 41" West, a distance of 20.00 Feet; Thence North 19 degrees 50' 19" West a distance of 427.02 feet to a point on the Northwest Line of Lot 1; Thence North 64 degrees 42' 21" East along said line, a distance of 77.29 feet; Thence North 44 degrees 23' 16" East along said line; a distance of 204.29 feet to the Point of Beginning being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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, I/we have hereunto set my/our hand(s) and seal(s), this the 20th day of July, 2018.

Ronald Harrison by Attorney-in-Fact

Ronald Harrison by Attorney-in-Fact
Tina L. Harrison

Tina L. Harrison
Tina L. Harrison

State of Alabama
County of Jefferson

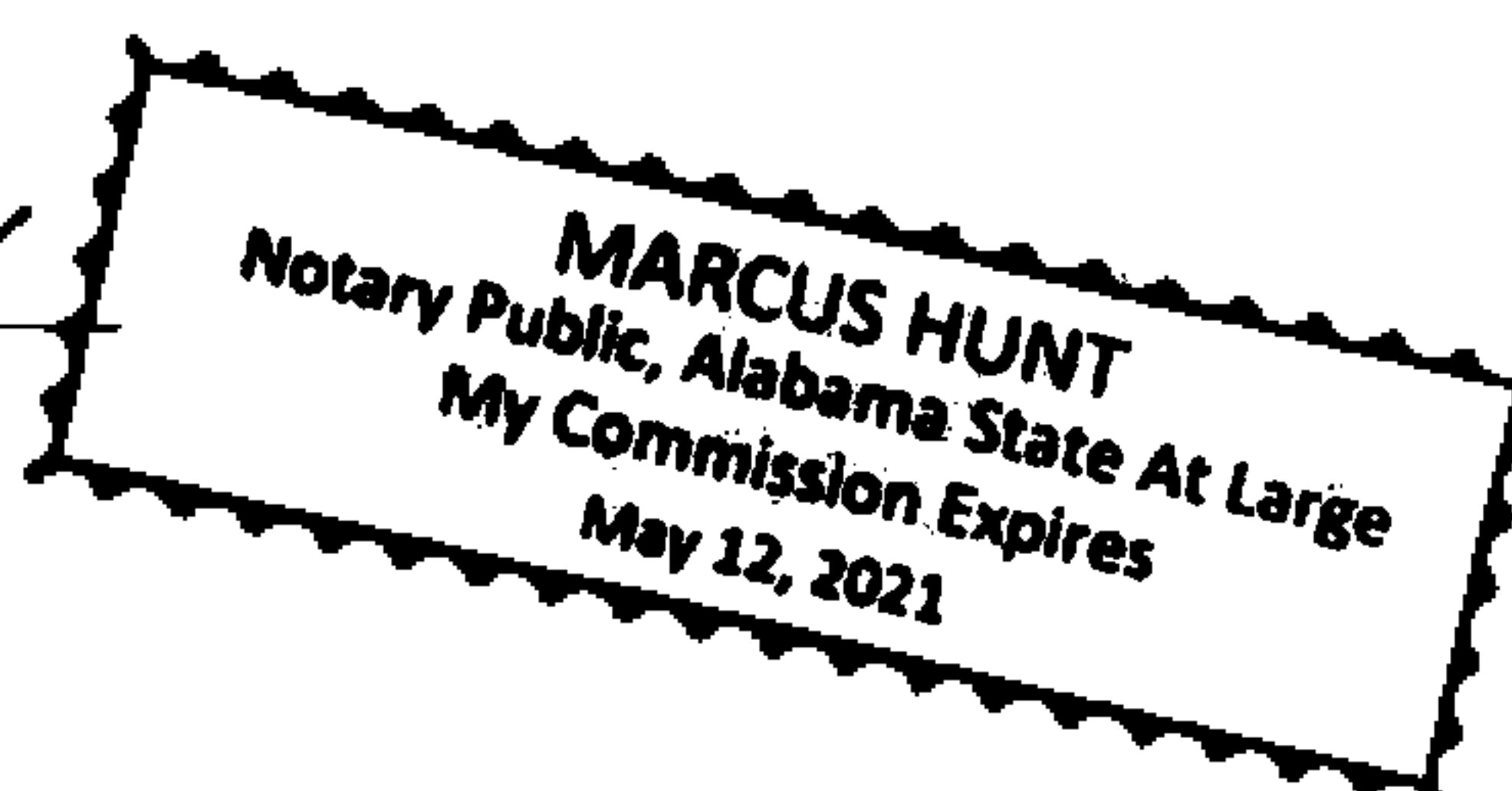
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ronald Harrison and Tina L. Harrison, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they in his/her/their capacity as Personal Representative and as Trustee of the Ronald Harrison and Tina L. Harrison executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of July, 2018.

Marcus Hunt
Notary Public, State of Alabama
Marcus Hunt

Printed Name of Notary

My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/25/2018 09:25:15 AM
\$37.50 CHERRY
20180725000264660

Warren Bailey