



20211129000568600 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
11/29/2021 02:19:49 PM FILED/CERT

STATE OF ALABAMA §
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SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Sixty Five Thousand and NO/100 (\$65,000.00) Dollars to the undersigned **KENNETH B. BAILEY, JR., A MARRIED MAN, WHOSE MAILING ADDRESS IS 128 HIGHWAY 203, MONTEVALLO, ALABAMA 35115 AND KEITH E. BAILEY, A MARRIED MAN, WHOSE MAILING ADDRESS IS 1606 JOE WHITE ROAD, SHELBY, ALABAMA 35143**, herein referred to as Grantors, in hand paid by **MARK A. RIKARD AND WIFE, LORI P. RIKARD, WHOSE MAILING ADDRESS IS 200 SUNSET LAKE DRIVE, CHELSEA, ALABAMA 35043**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Tract No. 2

That part of the South 150.00 feet of the North-East quarter of the North-East quarter of Section 17, Township 20 South, Range 1 East that lies East of the East right of way of County Road 55, ALSO that part of the North-West quarter of the South-East quarter of the North-East quarter of said Section 17, that lies East and Northeast of the East right of way of said County Road 55 except that part conveyed by Leonard B. Bailey and wife, Francis Bailey, to Wayne Archer and wife, Rebecca Archer, by deed dated February 11, 1966.

Less and Except, the property conveyed by deed recorded in Instrument #20140804000240660 in the Probate Office of Shelby County, Alabama.

Deed Reference: Instrument No. 20180406000116310 and Instrument No. 20211027000521040.

The property being conveyed herein does not constitute any part or portion of the homestead of the grantors or their spouses.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: Acreage/Highway 55, Wilsonville, AL 35186
Total Purchase Price: \$65,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

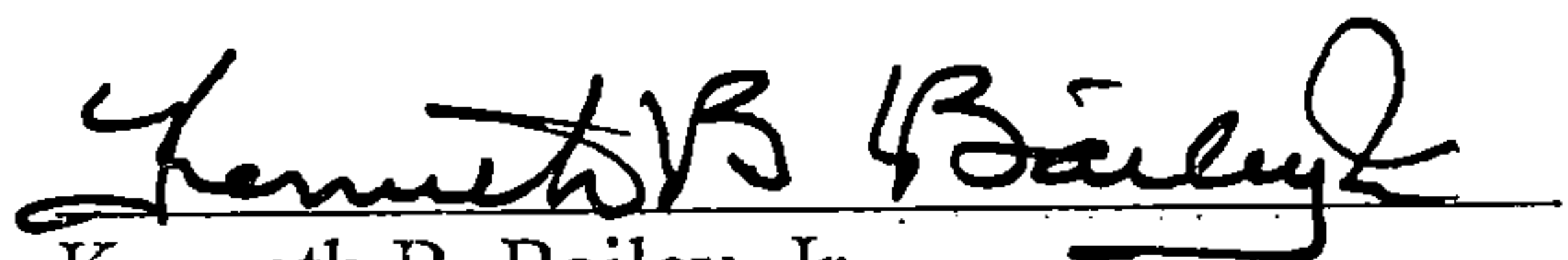
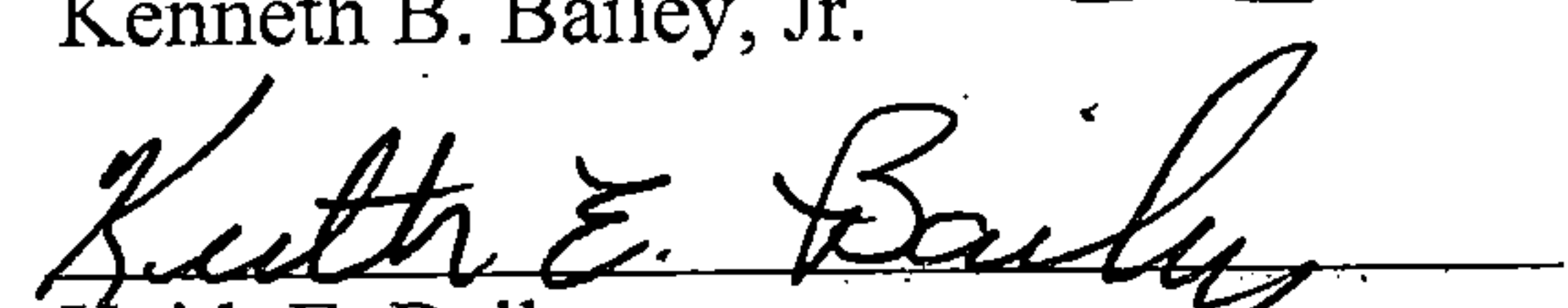
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the

other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their 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 except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

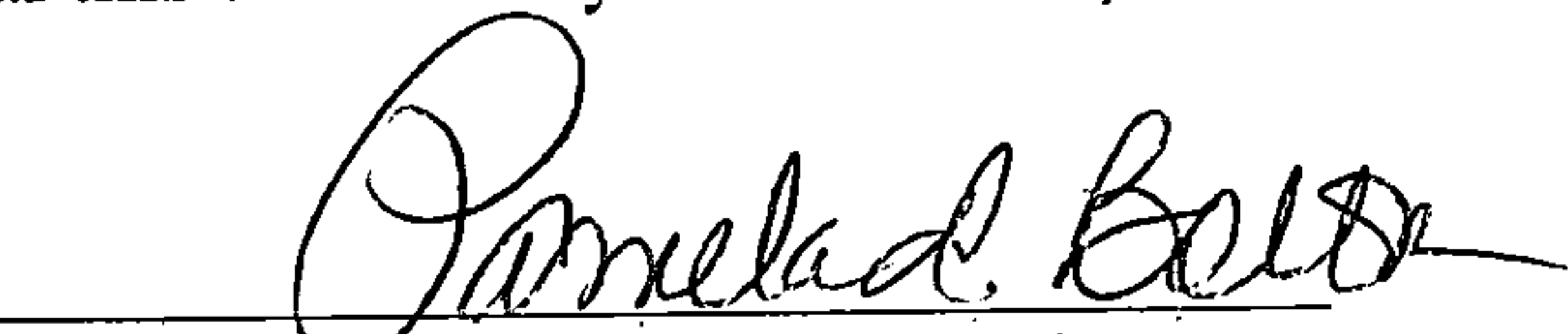
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 23rd day of November, 2021.


Kenneth B. Bailey, Jr.

Keith E. Bailey

STATE OF ALABAMA §
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COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County, in said State, hereby certify that Kenneth B. Bailey, Jr. and Keith E. Bailey, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of November, 2021.


Notary Public: Pamela D. Bolton
My Commission Expires: 9-23-2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 45.4066