



20240129000021650 1/2 \$301.00
Shelby Cnty Judge of Probate, AL
01/29/2024 11:10:55 AM FILED/CERT

Prepared by:
Ben Robbins
Attorney at Law
Sylacauga, Alabama

GENERAL WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

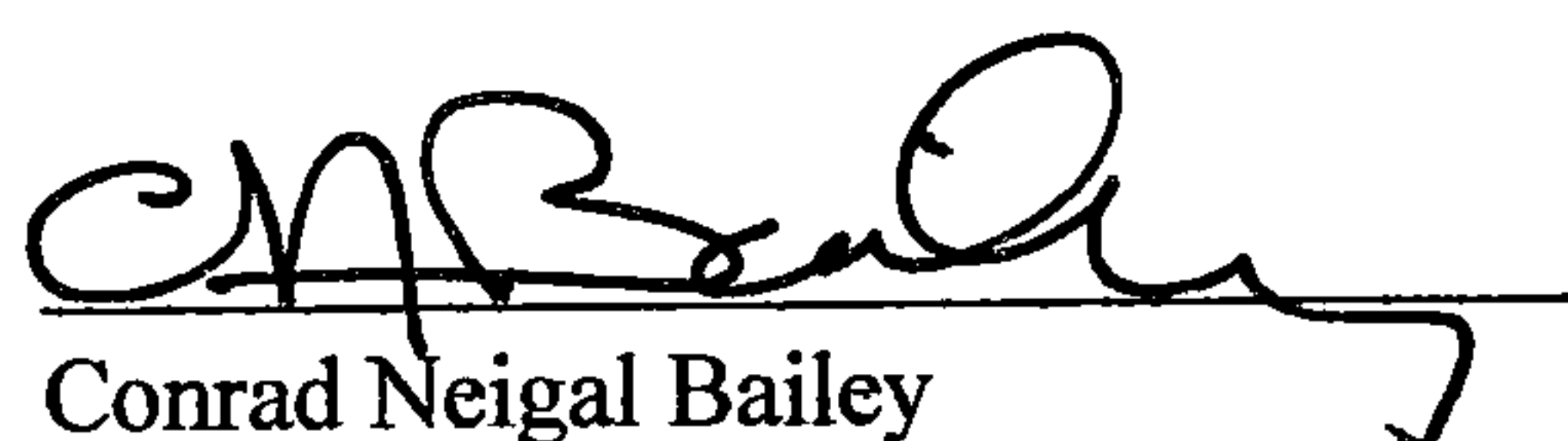
That in consideration of Five Hundred Fifty Thousand and No/100 dollars (\$550,000.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Conrad Neigal Bailey** and wife, **Sarah Elizabeth Bailey**, with an address of *3738 Chapel Creek Circle, Birmingham, AL 35226*, herein referred to as Grantors, grants, bargains, sells and conveys unto **John M. Prochaska** and **Gay L. Wilson**, Trustees of the Prochaska Family Trust, with an address of *5137 Glenshire Drive, Loxley, AL 36551*, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion in the following described real estate, situated in Shelby County, Alabama, to-wit:

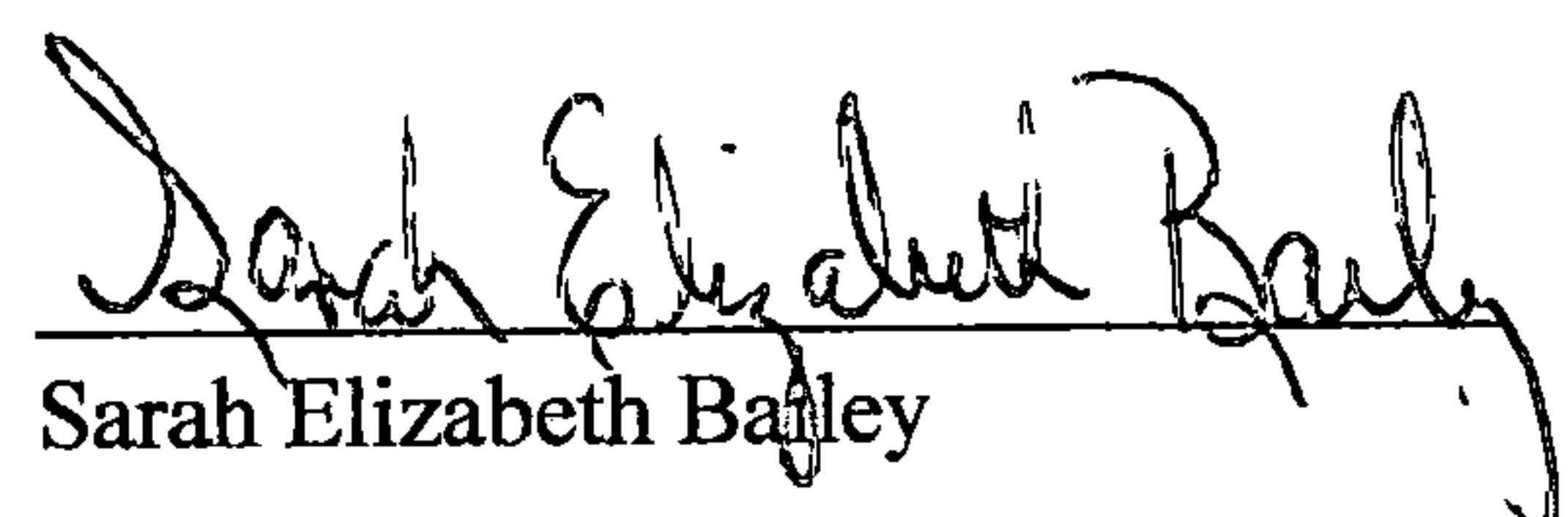
Lot 21, according to the Survey of Walters Cove, First Sector, as recorded in Map Book 5, page 22, in the Probate Office of Shelby County, Alabama.

The above-described property has a physical address of 295 Highway 416, Wilsonville, AL 35186.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that the said Grantees are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the Grantors have hereunto set their hands and seals this the 26th day of January, 2024.


Conrad Neigal Bailey


Sarah Elizabeth Bailey

Shelby County, AL 01/29/2024
State of Alabama
Deed Tax: \$275.00



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STATE OF ALABAMA

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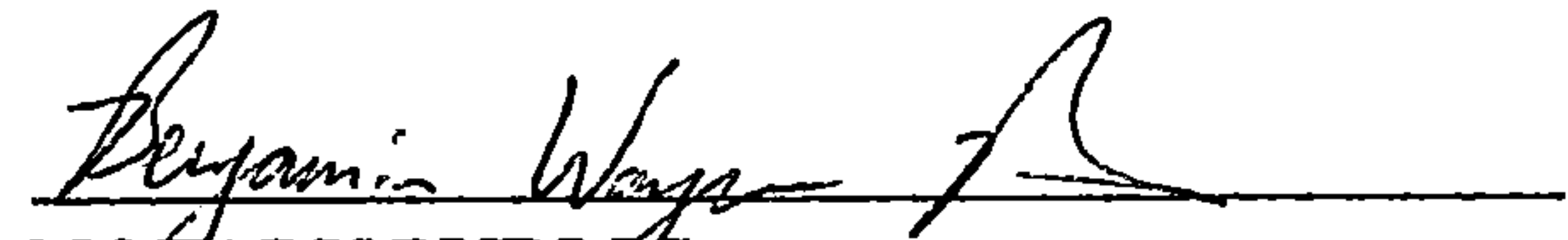
GENERAL ACKNOWLEDGEMENT

COUNTY OF TALLADEGA

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Conrad Neigal Bailey and wife, Sarah Elizabeth Bailey, 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.

Given under my hand and official seal this the 26th day of January, 2024.



NOTARY PUBLIC

Expires on: 10/20/2024