

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

1212 Ash Cove
Alabaster AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Nathan D. Nabors and Aislinn Nabors**, a married couple, in hand paid by the GRANTEE(S), **Timothy S. Bailey and Leah N. Bailey**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), 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, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 27, according to the Survey of Autumn Ridge, as recorded in Map Book 12, pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Deed Ref: Inst. 20210121000033620.

NOTE: \$343,660.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Subject to:

Restrictions, covenants and conditions of Autumn Ridge Subdivision, as set forth in Inst. 19880308000065500 (Real 174 page 504).

Right of Way granted to Southern Natural Gas as recorded in Deed Book 90 page 29 and Deed Book 90 page 279.

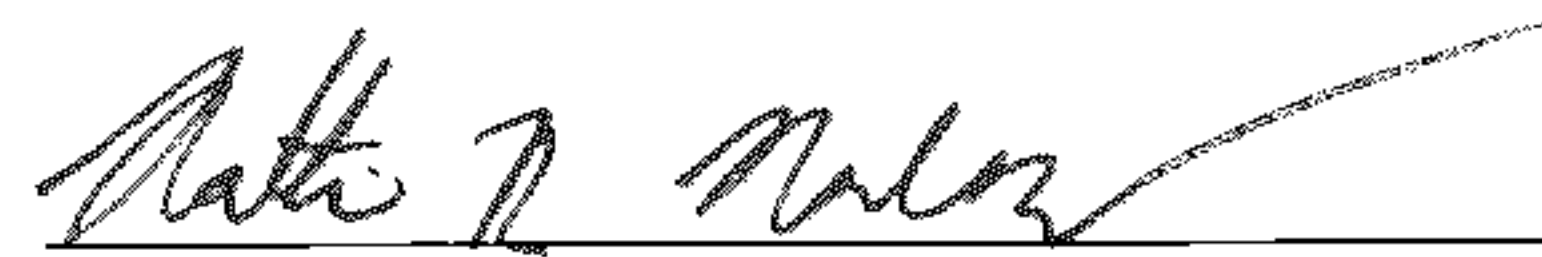
Right of Way granted to Colonial Pipeline as recorded in Deed Book 223 page 437 and Deed Book 267 page 834.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 150 page 648 in the Probate Office.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 15th day of November, 2024.



Nathan D. Nabors



Aislinn Nabors

STATE OF Alabama

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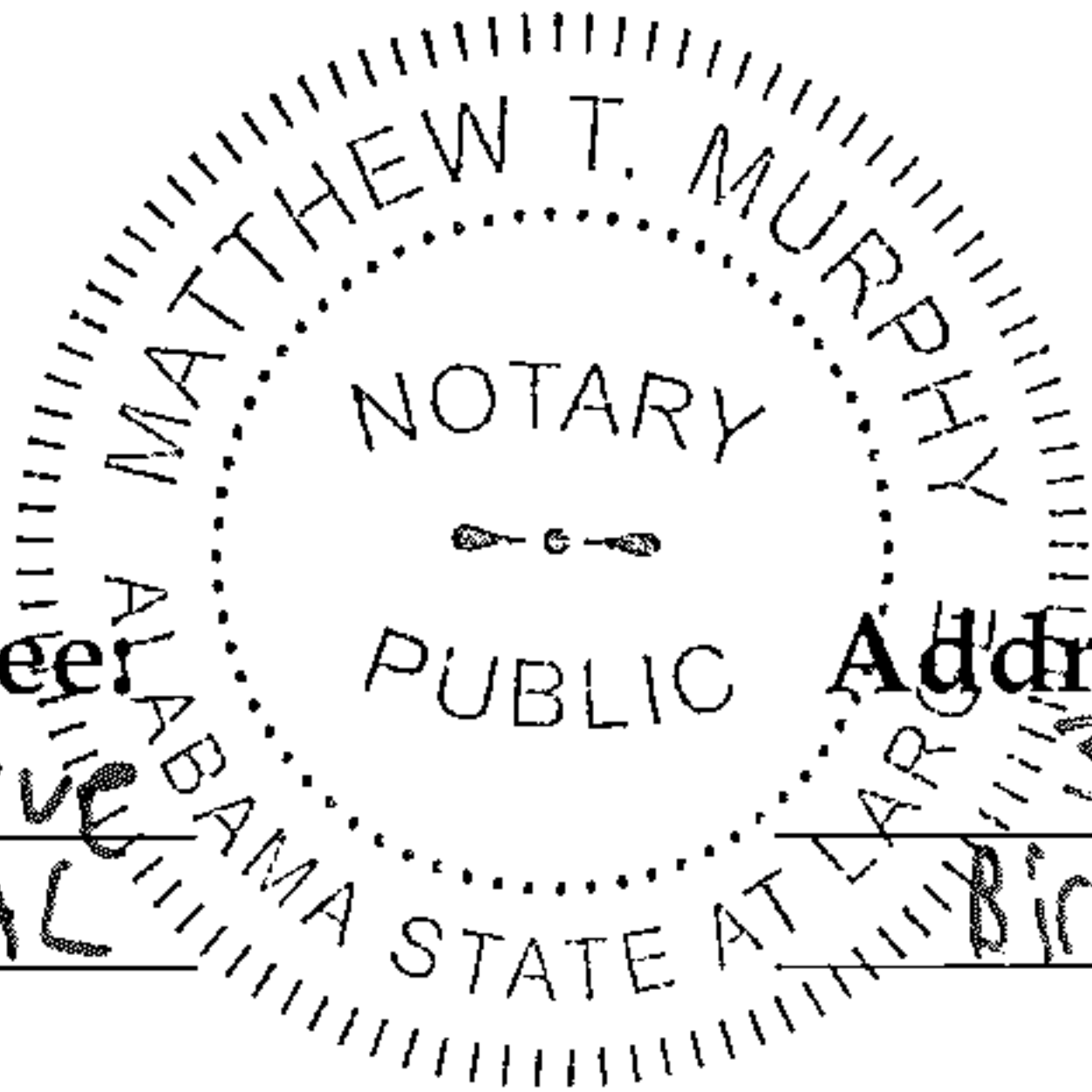
COUNTY OF Chilton

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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Nathan D. Nabors and Aislinn Nabors** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2024.



NOTARY PUBLIC

My Commission Expires: 12-3-2025

Address of Grantee:

1212 Ash Cove
Alabaster, AL
35007

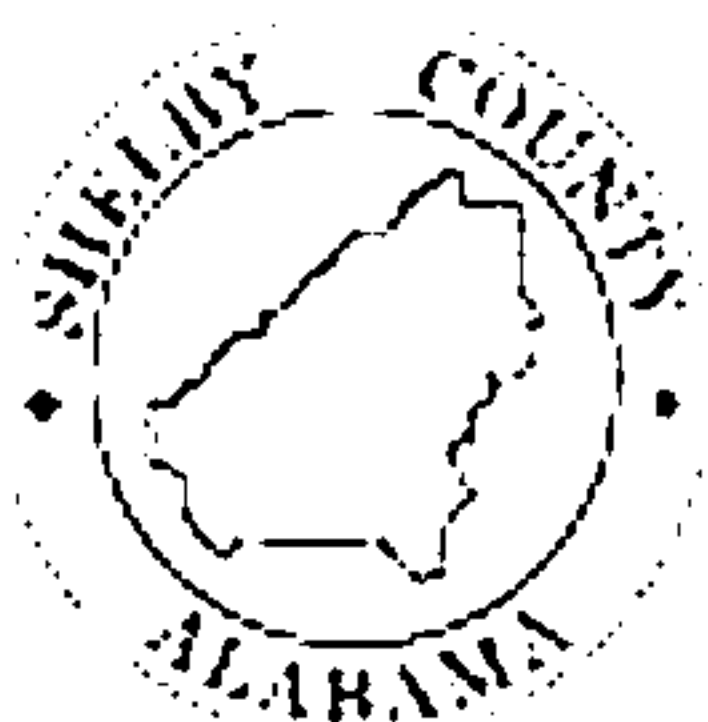
Address of Grantor:

328 Lake Heather
Birmingham, AL
Reserve
35242

Property Address:

1212 Ash Cove
Alabaster, AL 35007

Real Value: \$350,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2024 03:06:25 PM
\$34.50 BRITTANI
20241118000357680

Aislinn S. Bayl