

This instrument was prepared by

(Name) Robert O. Driggers, Attorney *Hell*
(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
CULLMAN COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifteen Thousand and No/100----- DOLLARS

See Mtg 346-38

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GRACE A. BISHOP and husband, QUIN W. BISHOP

(herein referred to as grantors) do grant, bargain, sell and convey unto

HENRY J. BAKER and wife, GERTRUDE H. BAKER

(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, the following described real estate situated

in Shelby County, Alabama to-wit:

Commence at SE Corner of SE 1/4 of NE 1/4 of Section 29, Township 19 South, Range 2 West, thence run North along the East line of SE 1/4 of NE 1/4 for a distance of 328.69 feet; thence turn an angle to the left of 88 degrees 35 minutes and run a distance of 306.10 feet; thence turn an angle to the left of 91 degrees, 24 minutes, 45 seconds and run a distance of 328.68 feet; thence turn an angle to the left of 88 degrees 34 minutes and run a distance of 306.13 feet to the point of beginning.

Subject to easements, rights of way and restrictions of record, if any, in the Probate Office of Shelby County, Alabama.

\$11,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19750519000023960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/19/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAY 19 AM 8:39
Need \$11,000
Cancel in 30 days
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this 19th day of April, 19 75.

WITNESS:

_____(Seal) *Grace A. Bishop* (Seal)
GRACE A. BISHOP
_____(Seal) *Quin W. Bishop* (Seal)
QUIN W. BISHOP
_____(Seal) (Seal)

BOOK PAGE 241

STATE OF ALABAMA
CULLMAN COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Grace A. Bishop and husband Quin W. Bishop whose name s 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 on the day the same bears date.

Given under my hand and official seal this 19th day of April, A. D., 19 75.

Ruth A. ...
Notary Public