

This instrument was prepared by

(Name) Larry L. Halcomb, SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

2347

That in consideration of Eighty two thousand and no/100 (\$82,000.00)

*See 1179 360-748*

to the undersigned grantor, Baker Enterprises, Inc.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John Thomas Carey and Linda C. Carey

(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:

Lot 40, according to the amended map, as recorded in Map Book 6, page 100, in the Office of the Judge of Probate of Shelby County, Alabama, of Riverchase West.

Subject to reservation of all rights in oil, gas, petroleum and sulphur as shown in recorded deed.

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

\$49,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 302 PAGE 824

19761222000123440 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/22/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
CLERK OF PROBATE  
1976 DEC 22 AM 9:45  
Deed Vol 3302  
Clerk of Probate  
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Larry J. Baker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of December 1976

ATTEST:

BAKER ENTERPRISES, INC.

By [Signature] President

Secretary

STATE OF Alabama  
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Larry J. Baker whose name as President of Baker Enterprises, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 21 day of December

[Signature]  
LARRY L. HALCOMB

Notary Public

My Commission Expires January 23, 1978