This instrument was prepared by 8001 12,300.00

(Name) John T. Natter, Esq., Gorham, Natter & King

(Address) 915 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ----- ONE ----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecil E. Pardue, Jr., an unremarried man, Joan S. Pardue Baker and husband, Ronald W. Baker

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

Ronald W. Baker and wife, Joan S. 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:

Beginning at the intersection of the old Freeman-Base line with the North line of the Southern Railroad Right of Way, and run West along the said Freeman-Base line 270 feet to an iron pin; thence South 80 feet to the North right of way line of said above Southern Railroad thence in a Northeasterly direction along the North right of way line of said Southern Railroad to the point of beginning. Said tract of land herein conveyed being a triangle, and situated in the NE ¼ of Section 3, Township 24, Range 13 East.

This conveyance is in accordance with that certain Civil Action No. E-1232-76, Pardue v. Pardue, Circuit Court of Shelby County, Shelby County, Alabama, dated August 18, 1976.

Joan S. Pardue and Joan S. Pardue Baker are one and the same individual.

Subject to that certain mortgage dated April 10, 1975 executed by Cecil E. Pardue Jr. and wife Joan S. Pardue to Shelby County Savings and Loan Association in the amount of $12,300.00 filed for record April 10, 1975 at 12:15 PM and recorded in Volume 345 page 301 in the Probate Office of Shelby County, Alabama.

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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 26th day of April, 1977.

WITNESS:

(Seal) Cecil E. Pardue, Jr. (Seal)

(Seal) Joan S. Pardue Baker (Seal)

'77 APR 26 AM 9:40 Recd Cy 12.50 2.00 1.00 (Seal) Ronald W. Baker (Seal)

STATE OF ALABAMA
Jefferson COUNTY } 15.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cecil E. Pardue, Jr., an unremarried man; Joan S. Pardue Baker and husband, Ronald W. Baker whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, A. D., 1977.

Notary Public.
Comm. Exp. 4-8-78
State at Large

19770426000039310 1/1 $.00
Shelby Cnty Judge of Probate, AL
04/26/1977 12:00:00AM FILED/CERT