

This instrument was prepared by

(Name) Dale Corley

3200

(Address) 2117 Magnolia Avenue

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Five Thousand and no/100-----Dollars

to the undersigned grantor, Baker Builders, 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

David Everton Loveless and wife, Mary S. Loveless

(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 2, Block 1, according to the Plat of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easement as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 291, Page 396; Volume 293, Page 755 and Misc. Volume 10, Page 558, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 10, Page 557; Misc. Volume 10, Page 515 and Misc. Volume 13, Page 154, in said Probate Office and amended by Misc. Volume 17, Page 183.

\$98,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
10/14/1977 12:00:00AM FILED/CERT

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,

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, Joe W. Baker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of October 19 77

ATTEST:

D. Wells Johns
Secretary

BAKER BUILDERS, INC.

By

Joe W. Baker
President

STATE OF Alabama
COUNTY OF Jefferson

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Recd for 26 50
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Sec mty. 370-422

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that whose name as President of Baker Builders, 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 12th day of October

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Dale Corley
Notary Public