

(Name) William E. Swatek, Attorney at Law

(Address) P. O. Box 825, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Twelve Thousand and no/100 (\$12,000.00) Dollars Equity and the Assumption of That in consideration of a Mortgage from James Harold Baker and wife, Patricia Dean Baker to Jefferson Federal Savings & Loan Association of Birmingham, dated 4/12/73, recorded in Mortgage Book 330, Page 311, in the proximate amount of \$29,550.55. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Harold Baker and wife, Patricia Dean Baker (herein referred to as grantors) do grant, bargain, sell and convey unto

Billy John Dupree and wife, Betty Dupree

(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 No. 10 of Hickory Hills Subdivision, according to the Map or Plat thereof recorded in Map Book 5, at Page 103, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except mineral and mining rights.

Subject to the following encumbrances, restrictions, easements & reservations: 1) Mineral & mining rights reserved, as shown by deed dated June 16, 1900 and recorded in Deed Book 36, at Page 557, in the Office of the Judge of Probate of Shelby County, Alabama.

2) Subject to easements and building setback line, as shown on the map or plat of said subdivision recorded in Map Book 5, at Page 103, in said Probate Records.

3) Subject to restrictions, limitations, conditions & easements imposed upon said real estate by that certain instrument entitled "Restrictions for Hickory Hills Subdivision" dated 5/5/72 and recorded in Miscellaneous Book 1, at Page 526, in said Probate Records.

4) Ad valorem taxes for the tax year 1979, which became a lien on this land on 10/1/78, but which are not due and payable until 10/1/79.

5) Zoning ordinances pertaining to said land and subdivision.

6) No representation or warranty of any kind or nature is made by the Grantors as to the quality or condition of the dwelling house or other improvements situated upon said land.

BOOK 317 PAGE 335



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Shelby Cnty Judge of Probate, AL
01/17/1979 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 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 16th day of January, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 JAN 17 AM 11:47
Thomas A. Swatek, Jr. (Seal)
JUDGE OF PROBATE (Seal)
\$14.50

James Harold Baker (Seal)
Patricia Dean Baker (Seal)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, Carla Phillips, a Notary Public in and for said County, in said State, hereby certify that James Harold Baker and Patricia Dean 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, A. D., 1979.

Carla Phillips (Signature)
Carla Phillips Notary Public.