

This instrument was prepared by  
**LARRY L. HALCOMB**  
(Name) ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35209

5132 Meadowbrook Road  
Birmingham, AL 35243

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

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

(\$ 179,900.00)

That in consideration of One hundred seventy-nine thousand nine hundred and no/100

to the undersigned grantor, **Baker & 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

**Richard G. Karr and Harriett Dee Karr**

(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 7, according to the Survey of Meadow Brook - 8th Sector, as recorded in  
Map Book 8, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1986.

Subject to restrictions, easements, building lines, rights of way and agreement with  
Alabama Power Company of record.

\$ 143,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

#### RECORDING FEES

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 OCT -8 AM 11:34

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		<u>36.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>39.50</u>

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 con-  
tingent 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 encum-  
brances,

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, **James M. Baker**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of October 1985

ATTEST:

**Baker & Baker Enterprises, Inc.**

By *Jan M. Baker*

President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, **Larry L. Halcomb**

State, hereby certify that  
whose name as

**James M. Baker**  
President of **Baker & 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 4th day of October

*Larry L. Halcomb*  
**Larry L. Halcomb**

Notary Public

My Commission Expires 1/23/86