

Manuel [redacted]
808 Colonial Dr.
Alabaster, Al. 35007

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

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.

That in consideration of NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$19,900.00) DOLLARS

to the undersigned grantor, Rux Carter Insurance Agency, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Manuel L. Baber and wife, Sherry A. Baber

(herein referred to as GRANTEEES) 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 4, according to the survey of Shelby Shores, Bentley Addition, as
recorded in Map Book 10, page 65, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1987 are a lien, but not due and payable until
October 1, 1987.
2. Building setback line of 50 feet reserved from Coosa River as
shown by plat.
3. Restrictions, covenants and conditions as set out in instrument
recorded in Real 76, page 565 and Real 106, page 557 in Probate Office.
4. Transmission line permit to Alabama Power Company as shown by
instrument recorded in Deed Book 225, page 918 and Deed Book 225,
page 921 in Probate Office.
5. Right-of-way granted to Alabama Power Company and South Central
Bell by instrument recorded in Deed Book 225, page 453 and Deed
Book 260, page 706 on Probate Office.
6. Rights of riparian owners in and to the use of said Coosa River.
7. Flood rights as acquired by Alabama Power Company as set out by
instrument recorded in Deed Book 253, pages 116 and 120 in the
Probate Office.
8. Restrictions as recorded in Deed Book 340, page 801 at page 809
in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of May 1987

ATTEST:

RUX CARTER INSURANCE AGENCY, INC.

Shirley Walton

STATE OF ALA. SHELBY CO.

By *George Bentley*