

This instrument was prepared by:
J. Mark Baggett
Attorney at Law
P. O. Box 59685
Birmingham, Alabama 35259-9685

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
Thirty Thousand and no/100 DOLLARS (\$30,000.00) to the
undersigned grantor, in hand paid by the grantee herein, the
receipt whereof is acknowledged, I

Luvenia S. Ford, an unmarried woman
(herein referred to as grantor) do grant, bargain, sell and
convey unto

Hudson D. Baggett and wife, June S. Baggett

(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:

BOOK 175 PAGE 445
Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of
Section 6, Township 19 South, Range 1 West, Shelby County,
Alabama, and run thence Easterly along the South line of said 1/4
1/4 a distance of 1,076.44 feet to a point; thence turn an angle
of 90 deg. 33 min. 35 sec. to the left and run Northerly a
distance of 570.96 feet to the point of beginning of the property
being described; thence continue along last described course a
distance of 112.07 feet to a point on the South line of Ford
Crest Drive; thence turn an angle of 62 deg. 50 min. 19 sec. to
the left and run Northwesterly along said margin of said Ford
Crest Drive a distance of 260.00 feet to a point; thence turn an
angle of 79 deg. 08 min. 51 sec. to the left and run Southerly a
distance of 210.00 feet to a point; thence turn an angle of 117
deg. 27 min. 13 sec. to the left and run Easterly a distance of
347.09 feet to the point of beginning; being situated in Shelby
County, Alabama.

ALSO, commence at the Southwest corner of the Southeast 1/4 of
the Northeast 1/4 of Section 6, Township 19 South, Range 1 West,
Shelby County, Alabama, and run thence Easterly along the South
line of said quarter quarter a distance of 1076.44 feet to a
point; thence turn a deflection angle of 90 deg. 33 min. 35 sec.
to the left and run Northerly a distance of 385.02 feet to the
point of beginning of the property being described; thence
continue along last described course a distance of 185.94 feet to
a point; thence turn a deflection angle of 89 deg. 26 min. 23 to
the left and run Westerly a distance of 347.09 feet to a point;
thence turn a deflection angle of 18 deg. 26 min. 58 sec. to the
right and run Northwesterly a distance of 210.13 feet to a point
on the back line of the "Ford Subdivision", as recorded in the
Office of the Judge of Probate of Shelby County, Alabama; thence
turn a deflection angle of 80 deg. 59 min. 45 sec. to the left
and run Southwesterly a distance of 284.47 feet to a point;
thence turn a deflection angle of 117 deg. 27 min. 15 sec. to the
left and run Easterly a distance of 679.38 feet to the point of
beginning; being situated in Shelby County, Alabama.

J. Baggett
1822-Lakeridge Dr.
Birmingham Al. 35216

Luvenia S. Ford is the surviving grantee in that certain deed recorded in Deed Book 142, Page 609 in Shelby County, Alabama; the other grantee therein, George M. Ford, having died on or about the 23rd day of June, 1978.

This deed subject to the following restrictions:

1. Mineral and mining rights excepted;
2. Grantor hereby grants said grantees, their heirs and assigns, full access to Ford Crest Drive, a private road that adjoins the property conveyed herein;
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 134 page 552; Deed Book 124 page 571, and Deed Book 166 page 418 in Probate Office. However, these permits are subject to an agreement by Alabama Power Company, contained in a letter dated December 4, 1987, to relocate its facilities to a mutually agreeable location in the event its facilities interfere with the owner's use of the property.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, Luvenia S. Ford has hereunto set her hand and seal, this 22nd day of December, 1987.

Luvenia S. Ford (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Jean Nichols, a Notary Public in and for said County, in said State, hereby certify that Luvenia S. Ford, whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 1987.

Jean Nichols
Notary Public

Commission Expires: 7-17-88

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Alabama Power Company
15 South 20th Street
Birmingham, Alabama 35233
Telephone 205 226-1000



December 4, 1987

Mr. Marvin Prude
Johnson, Rast, & Hayes
South Trust Tower
Suite 3100
Birmingham, Alabama 35203

Dear Mr. Prude:

Re: 58-09-3-06-0-001-005


It is our understanding that there is a tract of land located approximately 1/4 mile west of Highway 280 on Shelby County Highway 119 along Ford Crest Drive on which Alabama Power Company has a distribution pole line permit. It is further understood that this permit bisects this tract of land.

Should these facilities interfere with the development of this land by obstruction of a building, residence, or other structure, Alabama Power Company, in conjunction with providing electric service to the development, will relocate its facilities to a mutually agreeable location.

Prior to the relocation the property owner must provide the company a like pole line permit at the mutually agreeable location.

We appreciate the opportunity to work with you in this endeavor.

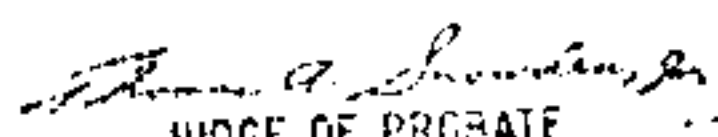
Very truly yours,


J. A. Taylor
Division Manager-Distribution

JAT:pd

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

88 MAR 14 PM 2:06


JUDGE OF PROBATE

1. Deed Tax	\$ 30.00
2. Mig. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	38.50