



JEFFERSON TITLE CORPORATION

Send this to Mrs. Willis B Baldwin 5328 Meadow Brook Rd Bham AL 35243

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL. 35234

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Ninety Five Thousand Eight Hundred & 00/100- (\$195,800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Margaret Ulmer Bethune, as Executrix of the Estate of Thomas Lee Clyde Ulmer, Deceased, Probate Case #28-159 (herein referred to as grantors) do grant, bargain, sell and convey unto Willis B. Baldwin and Kay C. Baldwin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lct 8, according to the Survey of Meadow Brook Estates, First Sector, as recorded in Map Book 7, page 64, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

BOOK 289 PAGE 296

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 90 MAY - 1 AM 9:07 Thomas A. [Signature] JUDGE OF PROBATE

Table with 2 columns: Fee Type and Amount. Rows include Deed Tax (\$196.00), Mtg. Tax (\$2.50), Recording Fee (\$3.00), Indexing Fee (\$1.00), Certified Fee (\$1.00), and Total (\$202.50).

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 25th

day of April, 1990

THE ESTATE OF THOMAS LEE CLYDE ULMER, DECEASED PROBATE CASE #28-159

WITNESS:

Witness lines with (Seal) markings. Signature line: By: Margaret Ulmer Bethune, Executrix

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Ulmer Bethune, as Executrix of the Estate of Thomas Lee Clyde Ulmer, Deceased, Probate Case #28-159 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A.D., 1990

Notary signature and seal area