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Cahaba Title, Inc.

1513

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This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Michael J. Baker
(Address) 1539 Timber Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-FOUR THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Larry Kent dba Larry Kent Building Company

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael J. Baker and wife, Joy Lea McClellan Baker

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 17, according to the Survey of Timber Park, Phase II as recorded in Map Book 14, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$61,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

BOOK 319 PAGE 254

1. Deed Tax	\$ 23.00
2. Mfg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. Notary Fee	\$
6. Commission	\$ 1.00
Total	\$ 29.50

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 for such survivor forever.

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 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 20th day of November, 19 90.

WITNESS

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

(Seal)

90 NOV 21 AM 10: 54

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

Larry Kent DBA Larry Kent Building Company

(Seal)

(Seal)

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, A.D., 19 90

My Comm. Expires March 10, 1991