

SEND TAX NOTICE TO:

(Name) Steve R. & Teresa K. Scott

(Address) _____

This instrument was prepared by

(Name) W. L. Longshore, Jr.

(Address) 1900 City Federal Building, Birmingham, Alabama 35203

Form 1-1-8 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty One Thousand One Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Baker Properties, Ltd.

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

Steve R. Scott & wife, Teresa K. Scott

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

Shelby

County, Alabama to-wit:

Begin at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West; thence run South along the East line of said $\frac{1}{4}$ for 421.28 feet to the Northerly Right of Way of Shelby County Highway #12; thence 99 deg. 12 min. 21 sec. right run Westerly along said Right of Way for 1337.87 feet to a curve to the right having a radius of 1113.84 feet; thence continue along said Right of Way and curve for 708.16 feet to the North line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section; thence 137 deg. 42 min. 50 sec. right from tangent of said curve run 600.93 feet to the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section; thence continue last described course for 1341.09 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1991 and subsequent years.
2. Transmission Line Permit to Alabama Power Company as shown by instrument in Deed Book 155, Page 104 in the Probate Office of Shelby County, Alabama.

1. Deed Tax _____ \$ 51.00
2. Mtg. Tax _____ \$ _____
3. Recording Fee _____ \$ 2.50
4. Indexing Fee _____ \$ 2.00
5. No Tax Fee _____ \$ _____
6. Certified Fee _____ \$ 1.00
Total _____ \$ 57.50

No mobile homes shall be allowed to be place upon the property at any time.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, _____ have hereunto set _____ hand(s) and seal(s), this 18th

day of March, 19 91

WITNESS:

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

91 MAR 19 AM 9:46

(Seal)

(Seal)

(Seal)

BAKER PROPERTIES, LTD.

Richard M. Baker (Seal)
RICHARD M. BAKER, General Partner

Elizabeth B. Leath (Seal)
ELIZABETH B. LEATH, General Partner

(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

JEFFERSON

COUNTY

I, W. L. Longshore, Jr.

a Notary Public in and for said County, in said State,

hereby certify that Richard M. Baker, General Partner & Elizabeth B. Leath, General Partner

of Baker Properties, Ltd. whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance they executed the same voluntarily

on the day the same bears date, in their capacity as said general partners.

Given under my hand and official seal this 18th day of March, A. D., 19 91

W. L. Longshore, Jr.

Notary Public.

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