

Important: Read Instructions on Back Before Filling out Form.

Inst # 1994-04758
02/11/1994-04758
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MED 20.95

This form furnished by **Cahaba Title, Inc.** 205-4400

This instrument was prepared by:
(Name) COURTNEY H. NASON, JR.
(Address) PO BOX 360187
BIRMINGHAM, AL 35236-0187

Send the Notice to:
(Name) John J. Farrell
(Address) 1808 Sunnyside Lane
Mobile, Alabama 36680

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 three thousand seven hundred & 00/100ths (\$83,700.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged by us,
Frank Thomas Baker, Jr. and wife, Dealeen V. Baker
therein referred to as grantors; do grant, bargain, sell and convey unto
John J. Farrell and wife, Judy T. Farrell

(herein referred to as GRANTEE 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:

Begin at the SE corner of the NW 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence in a westerly direction along the South line of said 1/4-1/4 section 151.0 feet; thence turning an angle of 90 deg. 00 min. to the right in a northerly direction 600.0 feet; thence turning an angle of 90 deg. 00 min. to the left in a westerly direction 485.0 feet, more or less, to the SW corner of M.R. Whetstone property; said point being the point of beginning of tract of land herein described; thence continuing in a westerly direction along the last mentioned course 240.0 feet; thence turning an angle of 90 deg. 00 min. to the right in a northerly direction 186.78 feet; thence turning an angle of 90 deg. 02 min. and 30 sec. to the right in an easterly direction 240.00 feet, more or less, to the NW corner of said Whetstone property; thence an angle of 89 deg. 57 min. and 30 sec. to the right in a southerly direction along the West line of said Whetstone property 186.55 feet, more or less, to the point of beginning.

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

\$83,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
SHELBY COUNTY

EST MAY 19 PM 1:33

John J. Farrell
JUDGE OF PROBATE

1. Doc. Tax 1.00
2. Mig. Tax —
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

TO HAVE AND TO HOLD to the said GRANTEE 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 each survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of May, 19 87.

WITNESS

Monica H. Zimmerman
MONICA H. ZIMMERMAN, Notary Public
STATE OF ALABAMA, COUNTY OF SHELBY

Frank Thomas Baker, Jr.
Frank Thomas Baker, Jr.
Dealeen V. Baker
Dealeen V. Baker

MONICA H. ZIMMERMAN, Notary Public
STATE OF ALABAMA, COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the State of Alabama, do hereby certify that Frank Thomas Baker, Jr. and wife, Dealeen V. Baker whose names are subscribed to the foregoing conveyance, and who are personally known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, that they executed the same voluntarily on the day the same were made.

Given under my hand and official seal, this 19th day of May, 19 87.

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