

This form furnished by:
TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
This instrument was prepared by:

(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987
Alabaster, Al. 35007

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

Send Tax Notice to:

(Name) James Harold Baker
(Address) P. O. Box 95
Vandiver, Alabama 35176

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$500.00

That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION
INCLUDING LOVE AND AFFECTION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Margaret E. Baker and husband, Willis Harold Baker,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
James Harold Baker

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Huntsville Principle Meridian, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, run North along the West section line 276.53 feet to a point; thence turn a left interior angle of 89° 31' 21" and run Easterly 330.12 to a point; thence turn a left interior angle of 90° 28' 39" and run Southerly and parallel to the West section line 270.31 feet to a point; thence turn a left interior angle of 90° 36' 05" and run Westerly 330.12 feet to the point of beginning, making a closing left interior angle of 89° 23' 55" and containing 2.072 acres, more or less.

Subject to any and all easements, rights-of-way of record, limitations and/or restrictions of probated record or applicable law.

Inst # 1994-19044

06/15/1994-19044
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of April 19 94

Margaret E Baker (Seal)
(Margaret E. Baker)

(Seal)
(Willis Harold Baker)

Willis H Baker (Seal)

STATE OF ALABAMA

Shelby County

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned authority,
in said State, hereby certify that Margaret E. Baker and husband, Willis Harold Baker,

whose name(s) 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.

Given under my hand and official seal, this 19 day of April 19 94

My Commission Expires January 19, 1995

E B Brasher
Notary Public

My Commission Expires:

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