

This instrument was prepared by

Send Tax Notice To: Tacey Xavier Viegas
name

(Name) Mary Lynn Campisi

3043 Skylark Circle
address

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Birmingham, Alabama 35244

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 SIXTY THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$160,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donald W. Baker and wife, Martha D. Baker

(herein referred to as grantors) do grant, bargain, sell and convey unto Tacey Xavier Viegas and wife, Andrea Julia Viegas

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 36, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

\$ 128,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due and payable until October 1, 1995.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

12/13/1994-36439
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 41.00

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, we have hereunto set our hand(s) and seal(s), this 9th
day of December, 19 94.

Mary Lynn Campisi (Seal)
Mary Lynn Campisi (Seal)

(Seal)

Donald W. Baker (Seal)
Donald W. Baker
Martha D. Baker (Seal)
Martha D. Baker

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald W. Baker and wife, Martha D. 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 9th day of December, A.D., 1994

My Commission Expires: 2/25/97

Lisa J. Jagin
the undersigned Notary Public

Inst # 1994-36439