

SEND TAX NOTICE TO:

(Name) Richard and Sabrina Baker

(Address) 7769 Vienna Avenue, Birmingham, AL 35206

This instrument was prepared by

(Name) James R. Gardner

(Address) 320 Woodland Drive, Birmingham, AL 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen thousand and five hundred dollars (\$18,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James R. Gardner, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Richard T. and Sabrina A. Baker

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

Lot #1, According to the survey of Bear Creek Ridge, as recorded in Map Book 22, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to the following:

a.) The reservation and condition that the Grantee, for itself and on behalf of its successors, assigns, contractors, permittees, licensees, and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability claims and causes of action whether arising at law (by contract or in tort) or in equity because of past or future subsidence, if any, of the land herein conveyed, and any and all damage or destruction of property and injury to or death of any person by reason of past mining and removal of minerals from the land herein conveyed and/or adjacent and nearby lands.

b.) Protective Covenants to be recorded simultaneously with the deed relating to this contract closing, both instruments shall be recorded and binding on the aforementioned Lot(s) and recorded in the Office of the Judge of Probate of Shelby County, Alabama.

c.) Fire dues payable to North Shelby Fire District, if any.

d.) Current ad valorem taxes for 1997 tax year (due and/or payable October 1, 1997), fire dues, easements, restrictions, protective covenants, and right-of-ways of record.

LESS AND EXCEPT ALL MINERAL AND MINING RIGHTS

This Property does not constitute the Homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, To the said GRANTEE, and its successors and assigns forever

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd
day of March, 1997.

_____(SEAL) James R. Gardner _____(SEAL)

_____(SEAL) _____(SEAL)

_____(SEAL) _____(SEAL)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, Shirley H. Cowley, a Notary Public in and for said County, in said State, hereby certify that
James R. Gardner 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
has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, A. D., 1997.

Shirley H. Cowley
Notary Public

Inst # 1997-08273

03/18/1997-08273
AN CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC 27.00