

This instrument was prepared by

Send Tax Notice To: Mason W. Baldwin, Jr.  
name

(Name) Lamar Ham

1271 Mission Hills Road  
address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Montevallo, AL 35115

**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 THREE THOUSAND NINE HUNDRED AND NO/100-----  
DOLLARS (\$103,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gavin Carr Galloway and Stephanie Paige Galloway, both unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Mason W. Baldwin, Jr. and wife, Marie A. Baldwin

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

See Exhibit "A" for legal description.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 103,528.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

Inst # 1998-27176

07/17/1998-27176  
10:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

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 7th  
day of July, 19 98.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Gavin Carr Galloway (Seal)  
Stephanie Paige Galloway (Seal)  
Stephanie Paige Galloway (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
Gavin Carr Galloway and Stephanie Paige Galloway, both unmarried  
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 7th day of July, A.D., 1998

Lamar Ham

Notary Public

My Commission Expires November 9, 2001

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EXHIBIT "A"

Commence at the point of intersection of the center line of Shelby County Highway No. 80 and the center line of Mission Drive and run easterly along the center line of Shelby County Highway No. 80 for a distance of 165 feet to a point; thence 90° to the left in a northerly direction for a distance of 40 feet to a point on the northerly right of way line of said Shelby County Highway No. 80, said point being the point of beginning; thence 90° to the right in an easterly direction and along said right of way line for a distance of 151.16 feet to a point; thence 89° 37' 57" to the left in a northerly direction for a distance of 210 feet to a point; thence 90° 22' 03" to the left in a westerly direction for a distance of 152.51 feet to a point; thence 90° to the left in a southerly direction for a distance of 210 feet to the point of beginning.

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