

WARRANTY DEED

20110330000098800 1/1 \$15.50
Shelby Cnty Judge of Probate, AL
03/30/2011 09:01:41 AM FILED/CERT

This Instrument Was Prepared By:
Luke A. Henderson, Esq
Bynum & Henderson
#17 Office Park Circle, Ste 150
Birmingham, Alabama 35223

Send Tax Notice To:
Jonathan L. Brown
1040 Moody Street
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Two Thousand and No/100 Dollars (\$122,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Frank Thomas Baker, Jr.**, a married man, and **Margaret D. Eddings**, an unmarried woman (herein referred to as Grantors) do grant, bargain, sell and convey unto **Jonathan Brown** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Begin at a point on East side of Moody Street 165.00 feet from Northeast corner measuring along street from Northmost intersection of Highland and Moody Street according to the Map of Lyman's Addition to Montevallo; thence run Northwest along Moody Street 70.00 feet; thence perpendicular to Moody Street 100.00 feet; thence Southeast and parallel with Moody Street 70.00 feet; thence Southwest and parallel with Highland Street 100.00 feet to point of beginning; being situated in the SE ¼ of the NW ¼ of Section 21, Township 22, Range 3 West, Shelby County, Alabama.

This property is not the homestead of Frank Thomas Baker, Jr. nor the homestead of his wife. Margaret D. Eddings is one and the same person as Margaret Davis Eddings. Oren Gaston Eddings died on or about February 28, 1998. Virginia Eddings Baker died on or about November 4, 2003.

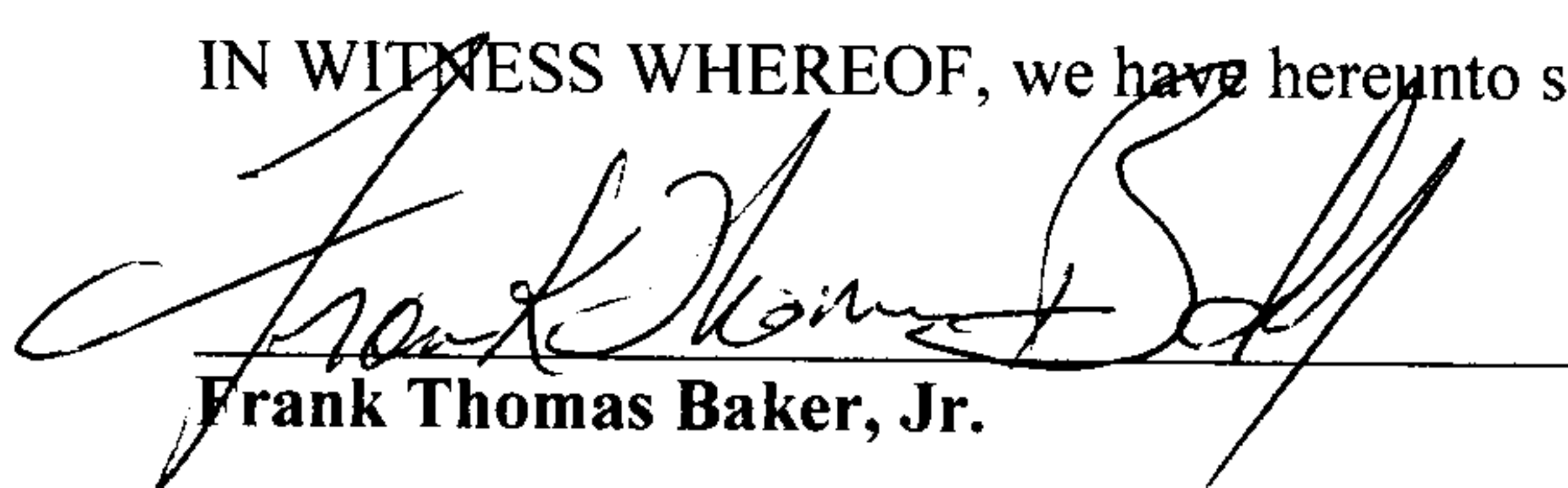
\$118,907.00 of the consideration recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

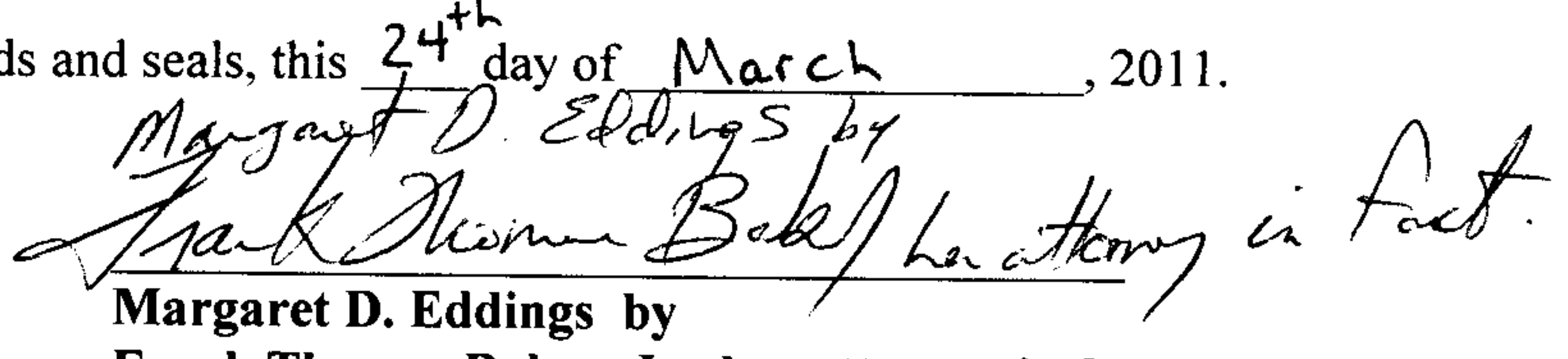
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of March, 2011.


Frank Thomas Baker, Jr.

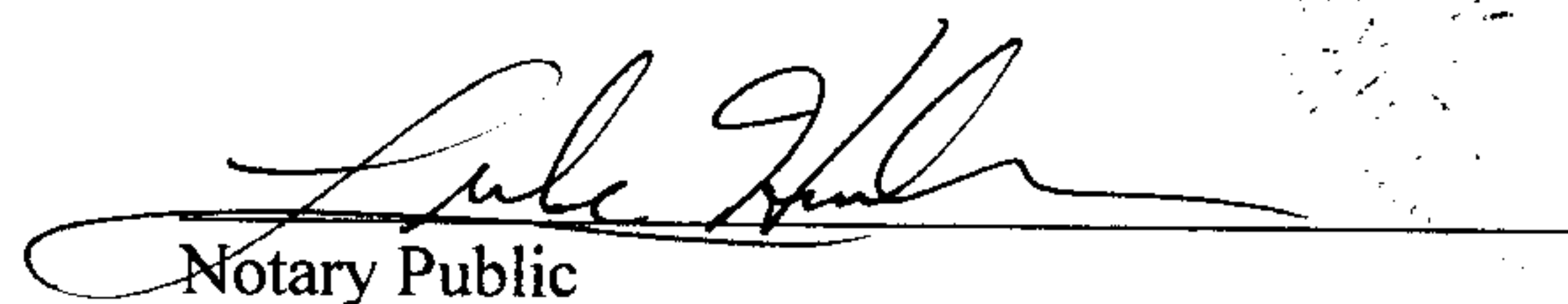

Margaret D. Eddings by
Frank Thomas Baker, Jr., her attorney in fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Luke A. Henderson, a Notary Public, in and for said county, in said state, hereby certify that, Frank Thomas Baker, Jr. whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this the 24th day of March, 2011.

My Commission Expires: 7/26/12

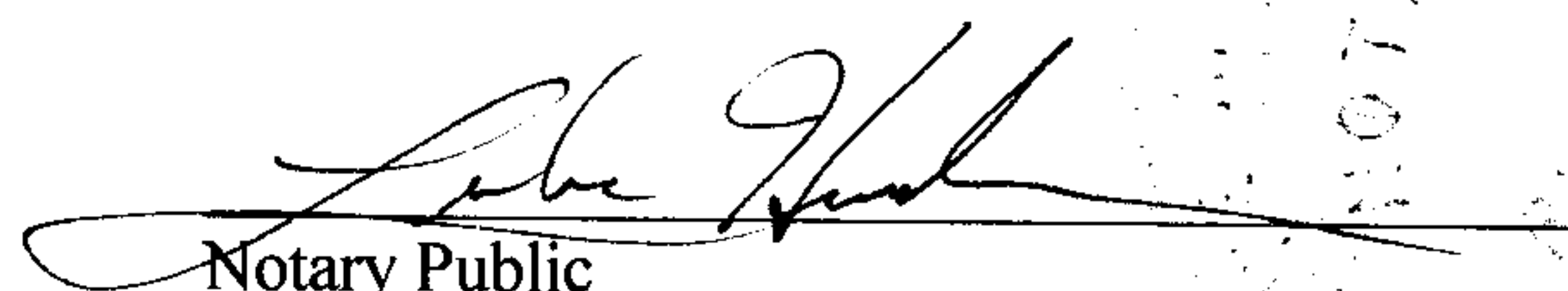

Notary Public

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Luke A. Henderson, a Notary Public, in and for said county, in said state, hereby certify that Frank Thomas Baker, Jr. whose name as Attorney in Fact for Margaret D. Eddings under that certain Durable Power of Attorney recorded on August 10, 2010 in Instrument # 20100810000256190 in the Probate Office of Shelby County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily for and as the act of Margaret D. Eddings on the day the same bears date.

Given under my hand and seal this the 24th day of March, 2011.

My Commission Expires: 7/26/12


Notary Public

Shelby County, AL 03/30/2011
State of Alabama
Deed Tax: \$3.50