

5023

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Five Thousand Five Hundred and no/100 (\$5,500.00) Dollars, to the undersigned granters, Hazel Baker Roper and husband J.C. Roper; Thomas Boyd Baker and wife, Mary H. Baker; George Kermit Baker and wife, Helen C. Baker; Nona Faye/Baker and husband Houston E. Bradley; Juanita B. Parker and husband Charles H. Parker, in hand paid by T.A. Mc Crimmon and wife, Mildred Moore Mc Crimmon, the receipt whereof is acknowledged, we the said Undersigned granters, do grant, bargain, sell and convey unto the said T.A. Mc Crimmon and wife, Mildred Moore Mc Crimmon, the following described real estate, to-wit:

All that part of the East one-half of the Southeast quarter of the Northwest Quarter of Section 1, Township 21, Range 1 East which lies north of the Wilsonville and Blue Springs Public Road, Situated in Shelby County, Alabama, and containing Sixteen Acres more or less, as shown on map hereto attached and made a part hereof

TO HAVE AND TO HOLD UNTO the said T.A. Mc Crimmon and wife, Mildred Moore Mc Crimmon, 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 spouse-grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND we do for ourselves and for our heirs, executors and administrators, covenant with the said T.A. Mc Crimmon and wife, Mildred Moore Mc Crimmon, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said T.A. Mc Crimmon and wife, Mildred Moore Mc Crimmon, their heirs and assigns forever, against the lawful claims of all persons thereto.

RECITAL: George M. Baker and Minnie Baker were married December 27, 1900, to each other. Neither has ever married anyone else. There were five children born of this marriage: Hazel Baker Roper; Thomas Boyd Baker; George Kermit Baker; Nona Faye Baker Bradley; and Juanita Baker Parker. These five children are all living and are the only children of George M. Baker and Minnie Baker. These five children and their spouses have all signed this conveyance. Mr. George M. Baker died May 10, 1958. There was no administration

of George M. Baker's estate because he owed no large debts. His funeral expenses and all of his debts have been paid by the granters herein.

Mrs. Minnie Baker, the wife of George M. Baker, died October 10, 1960. There was no administration of her estate either, because she owed no large debts, and her funeral expenses and all of her other debts have been paid by the granters herein.

None of the children of George M. Baker and Minnie Baker, all of the grantees and spouses herein, are under the age of twenty-one years.

IN WITNESS WHEREOF we have hereunto set our hands and seals this

2nd

day of August, 1961.

Thomas Boyd Baker

Mary E. Baker

Nora Joyce Baker Bradley

Lawrence E. Baker

Juanita Baker Parker

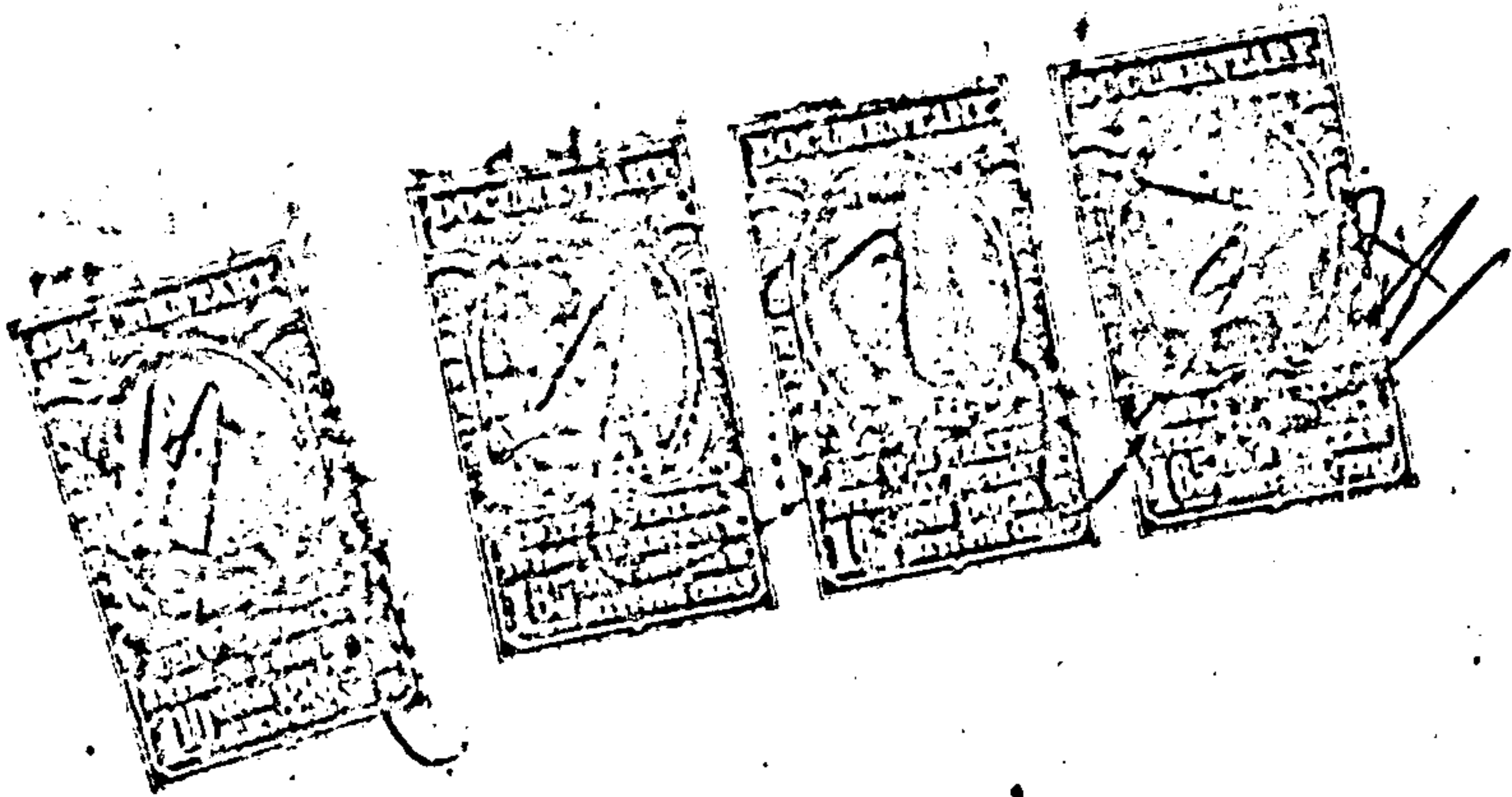
Charles H. Parker

Hazel B. Baker

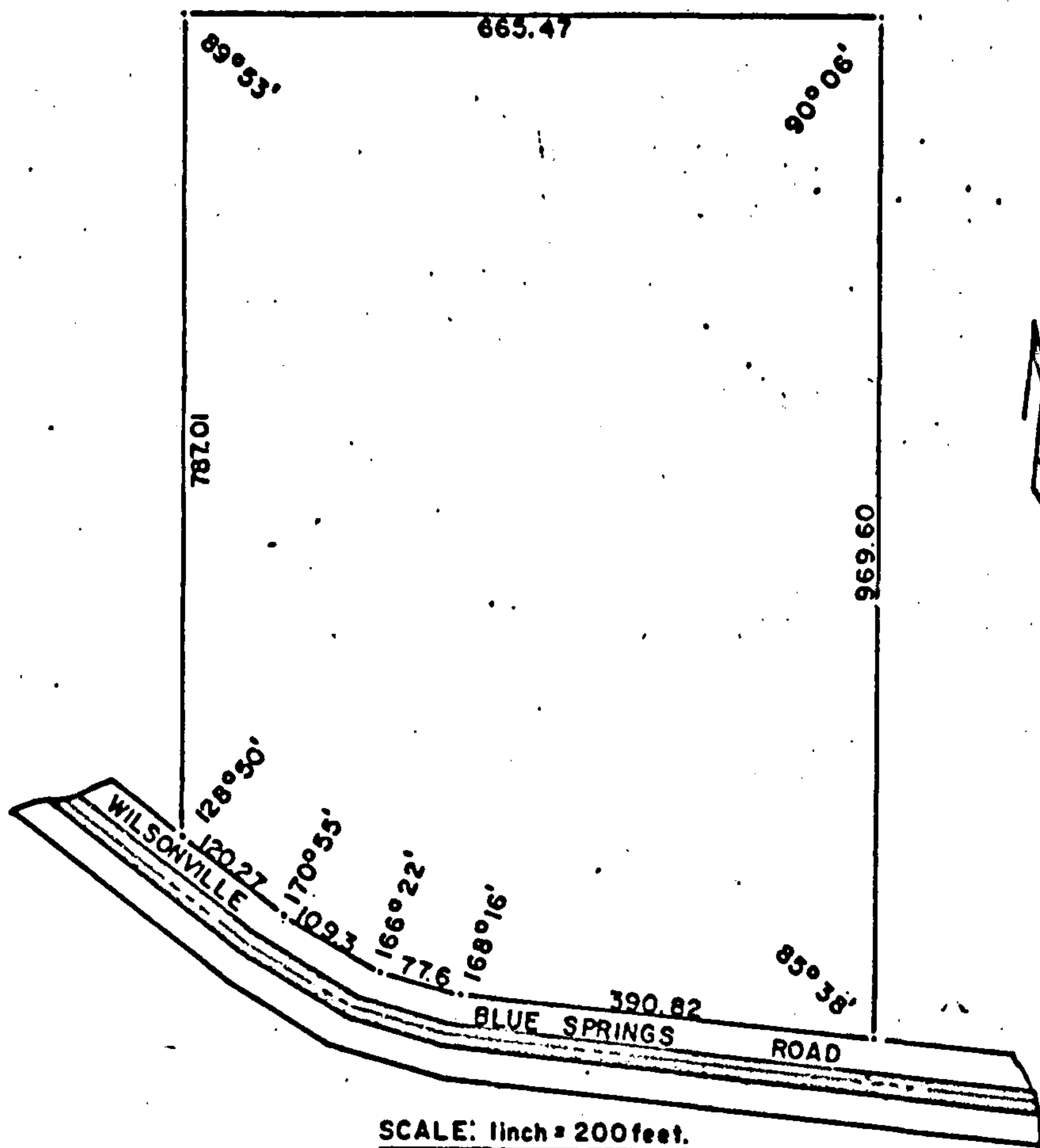
J. C. Baker

George Kermit Baker

Walter C. Baker



6000 210-851 726



State of Alabama.
County of Shelby.

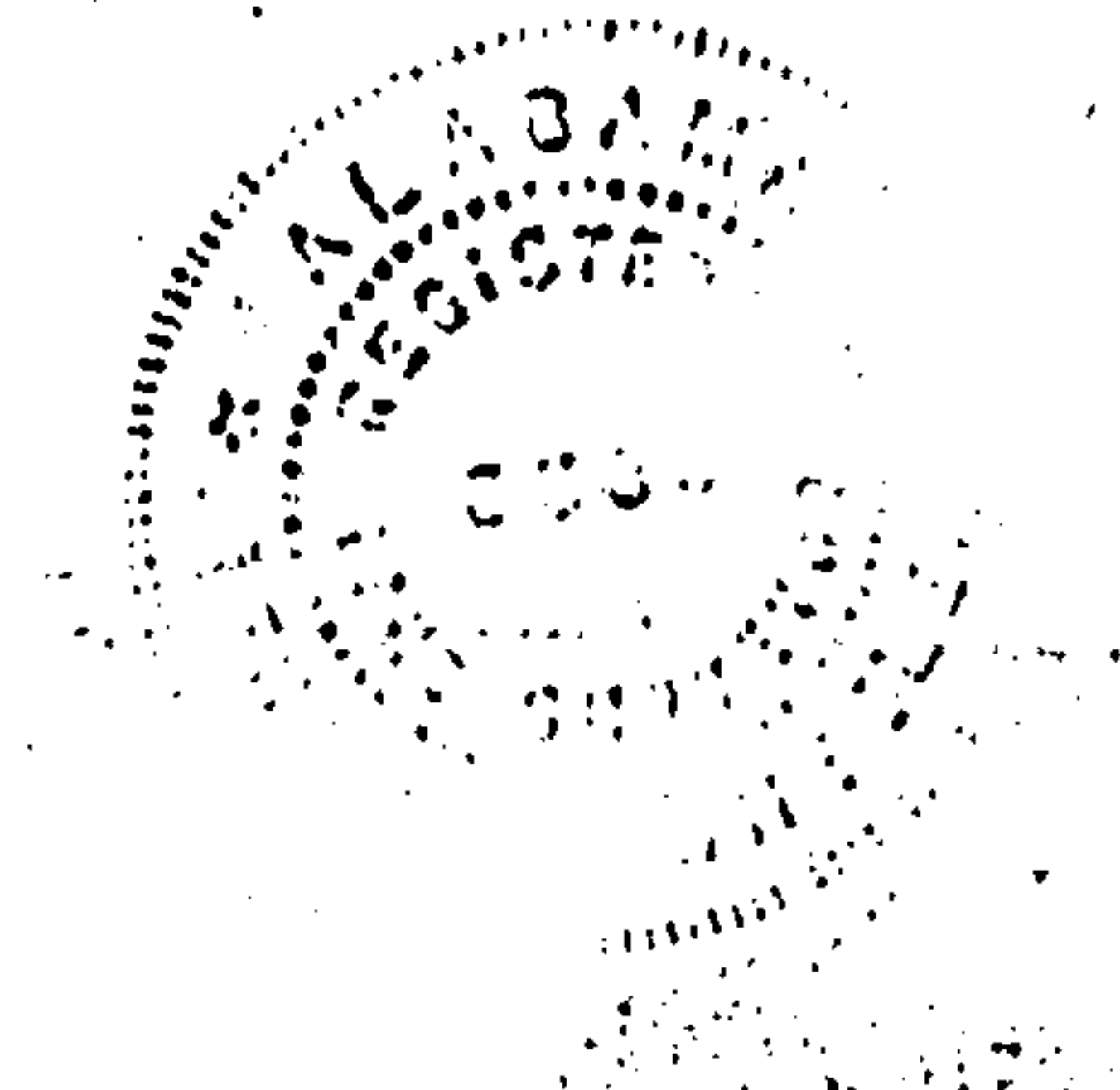
I, Frank W. Wheeler, a registered Land Surveyor in said State, hereby certify that this is a true and correct plat of a survey made by me of a tract of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 1, T-21-S, R-1-E, Shelby County, Alabama. That the angles, distances and other pertinent are as shown.

This the 14th day of July, 1961.

Warranty Deed - George M. Baker & Minnie Baker Homestead containing 16 acres more or Less to T.A. Mc Crighten and wife, Mildred M. IDENTIFIED AS MAP ATTACHED TO DEED REFERRED TO ABOVE:

Frank W. Wheeler
Frank W. Wheeler.
Ala. Reg. L.S. #3385.

Thomas B. Baker
Mary H. Baker
Thomas H. Baker
William H. Baker
Charles H. Baker
John H. Baker
William H. Baker
John H. Baker
William H. Baker
John H. Baker



STATE OF ALABAMA) I, Sadie Bolton
SHELBY COUNTY

A Notary Public in and for said County, in said State, hereby certify that Hazel Baker Reper and husband, J.C. Reper, whose names 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.

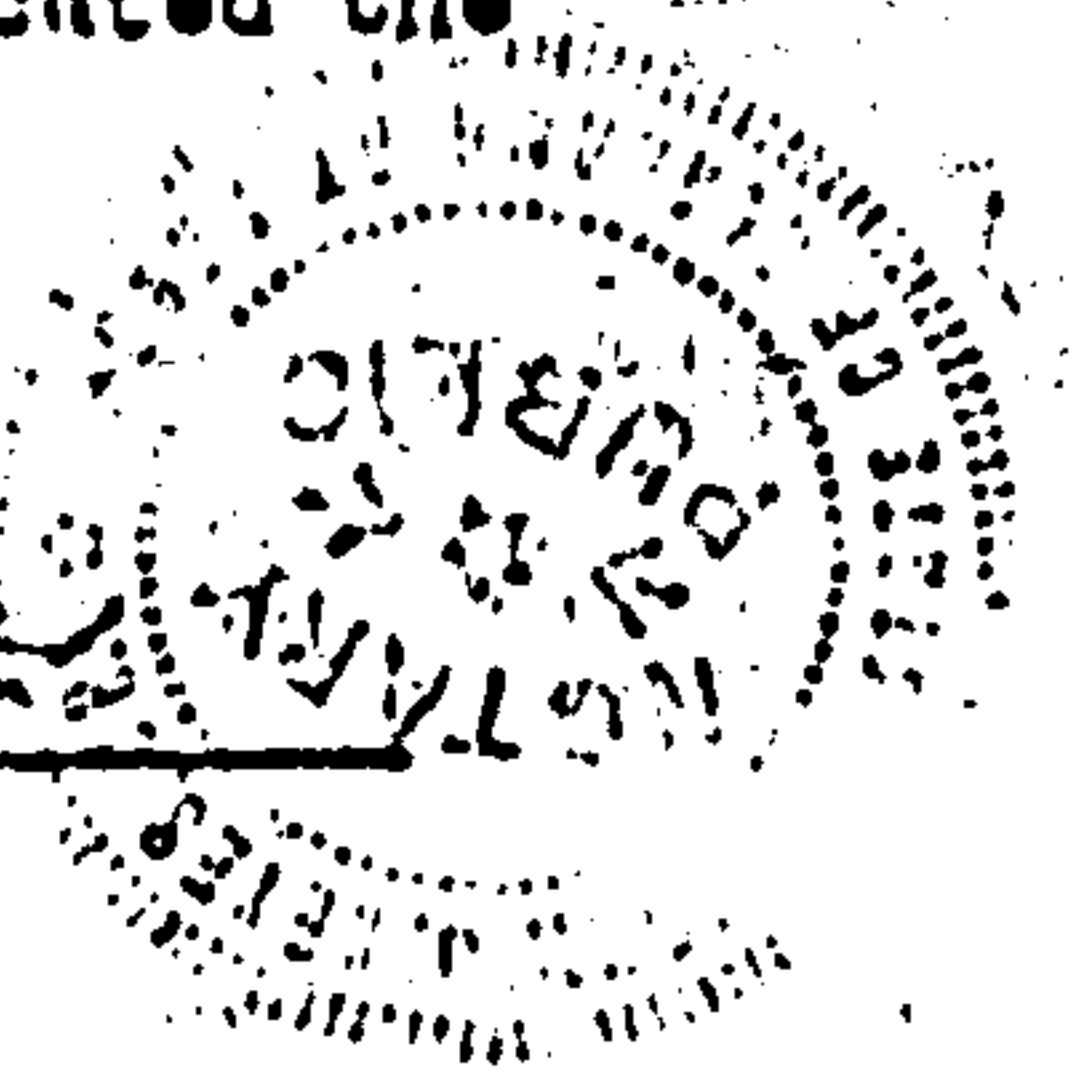
GIVEN under my hand this 2nd day of August, 1961.
Notary Public, Shelby County, Ala.
My commission expires March 18, 1963
Bonded by Employers Liability Assurance Corporation
Sadie Bolton
My commission expires _____
(date)



STATE OF ALABAMA)
Jefferson County) I, John J. Keyes Jr
a Notary Public State at Large

in and for said County, in said State, hereby certify that Thomas Boyd Baker and wife, Mary H. Baker, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand this 2nd day of August, 1961.
John J. Keyes Jr
My commission expires 12/10/62
(date)



STATE OF ALABAMA)
Shelby County) I, Sadie Bolton

a Notary Public in and for said County, in said State, hereby certify that George Kermit Baker and wife, Helen C. Baker, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand this 2nd day of August, 1961.
Notary Public, Shelby County, Ala.
My commission expires March 18, 1963
Bonded by Employers Liability Assurance Corporation
Sadie Bolton
My commission expires _____
(date)



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STATE OF ALABAMA)

Jefferson COUNTY) I, John J. Keyes, Jr.
A Notary Public State at Large in and for said County in said State

hereby certify that Nena Faye Baker Bradley and husband Houston E. Bradley, whose names 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 2nd day of August, 1961

My commission expires

12/1/62
(date)

John J. Keyes, Jr.

STATE OF ALABAMA)

Jefferson COUNTY) I, John J. Keyes, Jr.
A Notary Public State at Large in and for said County in said State,

hereby certify that Jusnita B. Parker and husband, Charles H. Parker, whose names 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 this 2nd day of August, 1961

My commission expires

12/1/62
(date)

John J. Keyes, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, Conrad M. Fowler, Judge of Probate hereby certify that the within Deed was filed in this office for record the 5 day of Aug 1961 at 12 o'clock P.M. and recorded in Deed Record 316 page 72 and examined 8-12-61 and the Mortgage Tax of \$ 2.50 and the Deed Tax of \$ 2.50 has been paid.

Conrad M. Fowler
Judge of Probate

Fee 3.50