

State of Alabama

JEFFERSON

County

1726

Know All Men By These Presents,

That in consideration of Five and No/100----- DOLLARS

to the undersigned grantor Lester Baker "wife Theresa
in hand paid by Braxton Baker and Shirley Baker

the receipt whereof is acknowledged the said Lester Baker "wife Theresa

do grant, bargain, sell and convey unto the said Braxton Baker and wife, Shirley Baker

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

A parcel of property situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 27, Township 19 South, Range 2 East. Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ and in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ run a distance of 221.0 feet, to the intersection of the South right of way line of Alabama Highway No. 25; thence continue along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 173.0 feet; to the Point of Beginning; thence turn an angle of 90 deg., to the left for a distance of 210.0 feet; thence turn an angle of 90 deg., to the right for a distance of 105.0 feet; thence turn an angle of 90 deg., to the right for a distance of 210.0 feet, to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence turn an angle of 90 deg., to the right for a distance of 105.0 feet, to the Point of beginning.

TO HAVE AND TO HOLD Unto the said Braxton Baker and wife, Shirley Baker

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 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 grantees, 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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, s

this 15th day of December, 1961

WITNESSES:

x Lester Baker (Seal.)
Lester Baker

x Theresa Baker (Seal.)
Theresa Baker

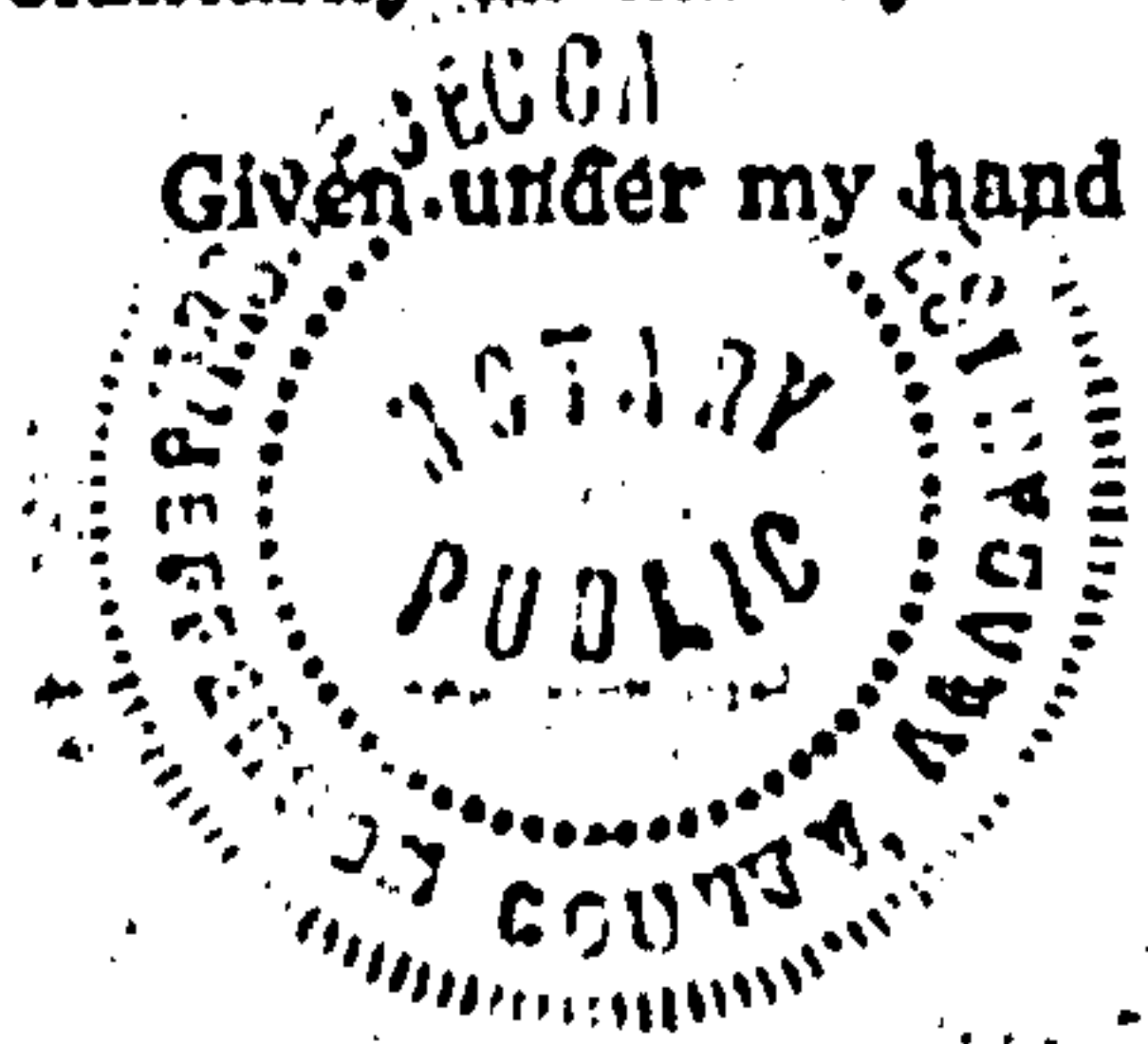
..... (Seal.)

..... (Seal.)

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State of Alabama
JEFFERSON COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Lester Baker and wife, Theresa 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 the conveyance, executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 13th day of December 19 61
Mrs. Rebecca Hodges As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-18-62
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

RETURN TO: Neal Homes, Inc.
Box 6776, Irondale
Bham 10, Alabama

Lester Baker and wife
Theresa Baker

TO

Braxton Baker and wife
Shirley Baker

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19
at o'clock M, and was duly re-
corded in Volume of Deeds
at page, and examined.
Judge of Probate.

1.45
50
1.95