

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar - - - - - (\$1.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Starling W. Baker and wife Louise Orr Baker

(herein referred to as grantors) do grant, bargain, sell and convey unto Starling W. Baker and wife Louise Orr Baker

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel No. 1: Begin at the SE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 22 South, Range 3 West and run north along the east boundary of said forty 120.00 feet; thence South 60 deg. 40 min. West, 360.00 feet; Thence South 66 deg. 55 min. West, 29.05 feet to the point of beginning of the property hereby conveyed; thence continue South 66 deg. 55 min. West, 644.95 feet to north margin of the Old Alexander Mill road, thence North 60 deg. 55 min. West, 600.00 feet; thence North 69 deg. 08 min. West, 265.00 feet; thence North 30 deg. 55 min. West, 164.75 feet to an intersection with the east margin of the old Montevallo-Siluria dirt road; thence North 20 deg. 58 min. East, 152.18 feet; thence South 68 deg. 02 min. East, 138.70 feet; thence North 71 deg. 54 min. East, 281.25 feet, thence South 85 deg. 49 min. East, 574.65 feet, thence South 45 deg. 59 min. East 591.79 feet to the point of beginning containing 13.8 acres, more or less.

Parcel No. 2: Begin at the intersection of the North boundary of the old Montevallo-Siluria dirt road with the east boundary of the new Montevallo-Siluria paved road in the NW $\frac{1}{4}$ of Section 11, Township 22, Range 3 West; and run North 69 deg. 10 min. East, 514.35 feet; thence North 20 deg. 58 min. East, 152.18 feet; thence North 68 deg. 02 min. West, 170.10 feet to the east boundary of the Montevallo-Siluria paved road and thence in a southwesterly direction along the east boundary of said paved road a distance of 512 feet, more or less, to the point of beginning, containing 1.77 acres more or less.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 13th day of March, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/13/65
RECORDED & MTG. TAX
& ADDED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Starling W. Baker (Seal)

Louise Orr Baker (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

The Undersigned,

JUDGE OF PROBATE

General Acknowledgment

I, Starling W. Baker and wife Louise Orr Baker, a Notary Public in and for said County, in said State, hereby certify that Starling W. Baker and wife Louise Orr Baker whose name 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 13th day of March, 1965.

Elsie L. Kendrick
Notary Public