

8665 See Mtg 322-142

This instrument was prepared by

(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama 35203



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Shelby Cnty Judge of Probate, AL
04/18/1972 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, D.A. Baker, Trustee and Dan A. Baker, Jr., Trustee under Deed of Trust Recorded in Volume 2844, page 177, in Jefferson County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Pike and Renee T. Pike

(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 JEFFERSON County, Alabama to-wit:

Commence at the northeast corner of the NE 1/4 of the NW 1/4 of Section 29, Township 17, Range 1 West; run thence southerly along the east line of said 1/4-1/4 section 1,026.04 feet to the point of beginning; thence continue along said east line 302.06 feet to the south line of said 1/4-1/4 section; thence turn right an angle of 90 degrees 29 minutes 45 seconds and run along said south line 432.62 feet; thence turn right an angle of 89 degrees 30 minutes 15 seconds and run northerly 302.06 feet; thence turn right an angle of 90 degrees 29 minutes 45 seconds and run easterly 432.63 feet to the point of beginning;

And also an easement for ingress and egress to said property at the NE corner thereof described as follows: Begin at the NE corner of the NE 1/4 of the NW 1/4 and run thence south along the east line of the 1/4-1/4 section a distance of 976.04 feet to the point of beginning; thence continue on the same line 50 feet; thence 90 degrees 29 minutes 45 seconds right and run a distance of 50 feet; thence right 90 degrees for 50 feet; thence right 90 degrees for 50 feet to point of beginning.

Subject to easements and restrictions of record.

\$8,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 (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 31st day of March, 1972.

BOOK 273 PAGE 831

STATE OF ALABAMA
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
1972 APR 18 AM 8:30
CORRECTED BY [Signature]
JUDGE OF PROBATE

(Seal) D. A. Baker, Trustee
(Seal) Dan A. Baker, Jr., Trustee
(Seal) under Deed of Trust record in Vol. 2844, page 177, in Jefferson County, Ala.

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. A. Baker, Trustee and Dan A. Baker, Trustee, under Deed recorded in Vol. 2844, page 177, in Jefferson County, Alabama 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 and official seal this 31st day of March, A. D., 1972

[Signature] Jerome H. Billings
Notary Public