

This instrument was prepared by

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(Address) 1227 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

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 Twenty-One Thousand and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Dixie Faye Belcher, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas J. Baker and wife, Alberta A. 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:

Lot 2, Block 2, according to the survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$19,950.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Dixie Faye Belcher is the only surviving grantee of that certain survivorship deed recorded in Deed Book 269, Page 149, Shelby County Probate Office, the other grantee, James E. Belcher, having died on April 15, 1972.



19720721000036000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/21/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JUL 21 AM 9:15
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRECTION
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 17th day of July, 1972.

WITNESS:

(Seal)

Dixie Faye Belcher (Seal)
Dixie Faye Belcher

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dixie Faye Belcher, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, A. D., 1972

Notary Public.