

This instrument was prepared by

(Name) WADE H. MORTON, JR., ATTORNEY AT LAW

(Address) P. O. Box 1227, Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-56

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, *See Mtg 330 - 311*

That in consideration of THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas M. Allen and wife, Mary L. Allen

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

James Harold Baker and wife, Patricia Dean 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 No. 10 of Hickory Hills Subdivision, according to the map or plat thereof recorded in Map Book 5, at Page 103, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except mineral and mining rights.

Subject to the following encumbrances, restrictions, easements and reservations:

1. Mineral and mining rights reserved, as shown by deed dated June 16, 1900 and recorded in Deed Book 36, at Page 557, in the Office of the Judge of Probate of Shelby County, Alabama.

2. Subject to easements and building setback line, as shown on the map or plat of said subdivision recorded in Map Book 5, at Page 103, in said Probate Records.

3. Subject to restrictions, limitations, conditions and easements imposed upon said real estate by that certain instrument entitled, "Restrictions for Hickory Hills Subdivision", dated May 5, 1972 and recorded in Miscellaneous Book 1, at Page 526, in said Probate Records.

4. Ad valorem taxes for the tax year 1973, which became a lien on this land on October 1, 1972, but which are not due and payable until October 1, 1973.

5. Zoning ordinances pertaining to said land and subdivision.

6. No representation or warranty of any kind or nature is made by the Grantors as to the quality or condition of the dwelling house or other improvements situated upon said land.

\$31,500.00 of the consideration recited above was paid from a loan by Jefferson Federal Savings and Loan Association of Birmingham to the Grantees secured by a mortgage on the property described herein executed and delivered simultaneously herewith.



19730417000020870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/17/1973 12:00:00 AM FILED/CERT

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 12th day of April 1973.

GRANTORS:

Thomas M. Allen (Seal)
Thomas M. Allen

Mary L. Allen (Seal)
Mary L. Allen

RECORDED & \$ 350 MTD. TAX (Seal)

\$ 350 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT (Seal)

Courtesy H. Tucker

STATE OF ALABAMA

JUDGE OF PROBATE

General Acknowledgment

Shelby COUNTY

I, Wade H. Morton, Jr., a Notary Public in and for said County, in said State, hereby certify that Thomas M. Allen and wife, Mary L. Allen 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 12th day of April, A. D. 1973

Wade H. Morton, Jr.
Notary Public