

This instrument was prepared by
(Name) James M. Garner, Jr.
(Address) 2435 Vale Drive, Birmingham, Alabama 35244

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand and No/100 Dollars and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James M. Garner, Jr. and wife, Norma M. Garner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Howard Ray Baker and wife, Mary Curry Baker

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, Block 5, according to Indian Valley Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to that mortgage given by Grantor to Jefferson Federal Savings and Loan Association in the amount of \$44,500.00.

BOOK 287 PAGE 146

19740530000026150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1974 MAY 30 PM 8:58
INSTRUMENT WAS FILED
Need Ref 8.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 23rd day of May, 1974.

(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, Debora Lynn Morris, a Notary Public in and for said County, in said State, hereby certify that James M. Garner, Jr. and Norma M. Garner whose name are 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, A. D., 1974.

Debora Lynn Morris
Notary Public

MY COMMISSION EXPIRES JANUARY 21, 1977