

This instrument was prepared by

(Name) John T. Natter, Doss, Gorham & Natter, Attorneys

(Address) 915 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

7335

That in consideration of Ten and no/100 Dollars and other good and valuable consideration

to the undersigned grantor, Baker Dairy Farms, Inc. a corporation.  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

FRANK THOMAS BAKER, JR., AND wife, DEELEN V. 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

The specific and exclusive purpose of this deed is to grant an easement of necessity to the above named Grantees.

From the northwest corner of the southwest quarter, of the southeast quarter, of section 36, Township 21 South, Range 3 West; run in an easterly direction along the north line of said quarter, quarter, Section and the north line of Frank Thomas Baker, Jr., and Wife, Deleen V. Baker, two acre plat. 230.00'; Thence turn right an angle of 87° 33'30" and run south along the east line of said two acre plat, 277.69' to the point of beginning of the centerline said easement; thence turn left an angle of 91°00' and run in an easterly direction 1049.77' to the western now. of Shelby County Road No. 107. Said easement being Ten Feet on each side of easement center line; This easement being a part of the southwest quarter, of the southeast quarter, of Section 36, Township 21 South, Range 3 West.

This easement is subject to any restrictions of record.

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Shelby Cnty Judge of Probate, AL  
07/31/1974 12:00:00AM 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Frank Thomas Baker, Sr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of July 19 74

ATTEST:

Jennie R. Baker

Secretary

By Frank Thomas Baker, Sr.  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Elaine S. York

a Notary Public in and for said County in said

State, hereby certify that Frank Thomas Baker, Sr.  
whose name as President of

Baker Dairy Farms, Inc.

a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16 day of

July

19 74

Elaine S. York

Notary Public

MY COMMISSION EXPIRES MAY 15, 1976



SHELBY COUNTY

All the undersigned, being the majority and all of the Directors and Stockholders of Baker Dairy Farms, Inc., hereby agree and consent for the foregoing described property to be granted as an easement of necessity to Frank Thomas Baker, Jr. and wife, Deeleen V. Baker:

From the northwest corner of the southwest quarter, of the southeast quarter, of Section 36, Township 21 South, Range 3 West; run in an easterly direction along the north line of said quarter, quarter, Section and the north line of Frank Thomas Baker, Jr., and Wife, Deeleen V. Baker, two acre plat. 230.00'; Thence turn right an angle of 87° 33'30" and run south along the east line of said two acre plat, 277.69' to the point of beginning of the centerline said easement; thence turn left an angle of 91° 00' and run in an easterly direction 1049.77' to the western row of Shelby County Road No. 107. Said easement being Ten Feet on each side of easement centerline; This easement being a part of the southwest quarter, of the southeast quarter, of Section 36, Township 21 South, Range 3 West, as recorded in the Probate Office of Shelby, County, Alabama.

We authorize the president of said corporation, Frank Thomas Baker, Sr., to execute any instrument necessary to convey this easement.

Frank Thomas Baker, Sr.  
Frank Thomas Baker, Sr.,  
President

Virginia E. Baker  
Virginia E. Baker,  
Vice-President

Jenny R. Baker  
Jenny R. Baker,  
Secretary-Treasurer

Frank Baker  
J. Frank Baker,  
Director  
Frank Thomas Baker, S  
Jennie R. Baker

Guardians  
for J Frank  
Baker

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BOOK

RECEIVED JUL 31 1952  
FEDERAL BUREAU OF INVESTIGATION  
U. S. DEPARTMENT OF JUSTICE  
WASHINGTON, D. C.

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Case 9-10-2-10*  
JUDGE OF PROBATE



197407310000037850 2/2 \$.00  
Shelby Cnty Judge of Probate,AL  
07/31/1974 12:00:00AM FILED/CERT