

This instrument prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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, 5676

That in consideration of Sixteen Thousand Three Hundred Eighty Five and No/100 DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DOUGLAS CARL BOGGIE and wife, GLENNA NEUMASTER BOGGIE

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

JERRY L. BAKER and VICKI L. 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 10, Block 1, according to the map and survey of Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1975, and thereafter.
2. Building line and easements as shown by recorded plat.
3. Rights of Ways to Alabama Power Company, as recorded in Volume 101, Page 500; and Volume 101, Page 569, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company, as recorded in Volume 278, Page 470, in said Probate Office.
5. Right of Way to Southern Bell Telephone & Telegraph Company, as recorded in Volume 279, Page 78, in said Probate Office.

\$3,627.64 was paid from the proceeds of a mortgage loan closed simultaneously herewith.

As part of the purchase price and consideration for this deed, the Grantees herein assume and agree to pay the indebtedness evidenced by that certain mortgage in favor of Birmingham Federal Savings & Loan Association, as recorded in Volume 332, Page 271, in the Probate Office of Shelby County, Alabama.

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 18th

day of June, 1975.

(Seal)

(Seal)

(Seal)

DOUGLAS CARL BOGGIE (Seal)

GLENNA NEUMASTER BOGGIE (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 Douglas Carl Boggie and wife, Glenna Neumaster Boggie, 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 18th day of June

A. D. 1975.

19750124000003960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1975 12:00:00AM FILED/CERT

My Commission Expires May 8, 1978