

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 1407 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 Dollar (\$1.00) and the Assumption of the Hereinbelow Described Mortgage

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

Thomas J. Baker and wife, Alberta A. Baker

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

Scott T. Baker and wife, Pamela S. 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.

And as further consideration hereof the grantees herein hereby assume and promise to pay that certain indebtedness executed by grantors herein in favor of National Homes Acceptance Corporation and/or American National Bank and Trust Company, in Chicago, as shown by mortgage recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 324, Page 154.



19750124000003980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN 24 AM 8:44
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Corley M. Baker
JUDGE OF PROBATE

BOOK 290 PAGE 490

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 2nd day of January, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

Thomas J. Baker (Seal)
Thomas J. Baker
Alberta A. Baker (Seal)
Alberta A. Baker (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 Thomas J. Baker and wife, Alberta A. Baker 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 2nd day of January, A. D., 1975

Notary Public.