

This instrument was prepared by

(Name) Mailon Kent

(Address) Bham, Ala.

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 Fifteen thousand and no/100 DOLLARS

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

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

Bryan Baldwin and Ann Moore Baldwin
(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 11, according to Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, page 1, in the Probate Office of Shelby County, Alabama.

19750917000051120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEP 17 PM 12:24
Deed filed 1500
Cora M. Johnson
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 12th day of Sept., 19 75.

WITNESS:

_____(Seal) Mailon Kent _____(Seal)
_____(Seal) "MAILON KENT" _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Mailon Kent, unmarried whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of Sept. A. D., 19 75

Mrs. Elsie Statham
Notary Public.

BOOK 294 PAGE 551