

This instrument was prepared by

2613

(Name) Larry L. Halcomb, C/o SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty One Thousand Twenty Five and no/100 (\$121,025.00) Dollars

See Mtg 352 - 393

to the undersigned grantor, Baker Enterprises, 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

Edward Joseph Hugensmith, Jr. and wife, Joyce R. Hugensmith

(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 5, according to the survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

10 foot easement on north and east sides as shown by recorded map.

Easement to Alabama Power Company recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 291, Page 386; Volume 293, Page 755, and Misc. Volume 10, Page 558, in the Probate Office of Shelby County, Alabama.

Restrictions contained in Misc. Volume 10, Page 557; Misc. Volume 10, Page 515 and Misc. Volume 13, Page 154, in said Probate Office.

\$65,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19760220000014510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/20/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 20 AM 8:48
Deed Book 5700
Clerk of Probate
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 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, unless otherwise noted above, 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, Larry J. Baker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of February 1976

ATTEST:

BAKER ENTERPRISES, INC.

By Larry J. Baker President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Larry J. Baker whose name as President of Baker Enterprises, 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 18th day of February

Larry L. Halcomb

Notary Public