

This instrument was prepared by

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Attorneys at Law
(Address) Columbiana, Alabama 35051 3304

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Faye Baker Payne and husband, James Donald Payne; Carolyn Baker Owens and husband, Charles Mack Owens (herein referred to as grantors) do grant, bargain, sell and convey unto

Clarence Raymond Baker, Jr. and Jean B. 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:

Commence at the SE corner of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, and run North 29 deg. 00 min. West a distance of 519.50 feet; thence turn an angle of 11 deg. 33 min. to the right and run a distance of 944.80 feet to the point of beginning; thence turn an angle of 10 deg. 00 min. to the right and run a distance of 175.60 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 188.37 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 175.60 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 188.37 feet to the point of beginning. Located in the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East.

The Grantors and Grantee here are the sole and surviving heirs at law and next of kin of Eva Ruth Brumbaugh Baker and Clarence Raymond Baker, deceased.

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Shelby Cnty Judge of Probate, AL
03/18/1976 01:00:00 AM FILED/CERT

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MAR 18 PM 2:12
JUDGE OF PROBATE
CLARENCE R. BAKER, JR.
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, we have hereunto set our hand(s) and seal(s), this 18th day of March, 1976.

WITNESSES:

Faye Baker Payne (Seal)
Faye Baker Payne

Carolyn Baker Owens (Seal)
Carolyn Baker Owens

James Donald Payne (Seal)
James Donald Payne

Charles Mack Owens (Seal)
Charles Mack Owens

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, H. F. Conwill, a Notary Public in and for said County, in said State, hereby certify that Faye Baker Payne & husband, James Donald Payne; Carolyn Baker Owens & husband, Charles Mack Owens 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 March, A. D. 1976