

This instrument was prepared by

(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 Seventy Thousand and no/100 (\$70,000.00)-----Dollars

See Mtg 354 - 428

to the undersigned grantor, Baker Builders, 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

H. Newton Burton & Jeannie K. Burton

(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 5, in Block 7, according to Kerry Downs, as recorded in Map Book 5, Page 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19760512000042910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/12/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 12 AM 8:49
Deed Book 1520
Consolidation
JUDGE OF PROBATE

298 PAGE 000
862
BOOK

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 Sec., Treasurer, Larry J. Baker
President,

who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of May

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ATTEST:

BAKER BUILDERS, INC..

By

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 Sec., Treasurer President of Baker Builders, 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 10th day of May

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LARRY L. HALCOMB

Notary Public

My Commission expires 1/23/78