

This instrument was prepared by *9309*
(Name) Larry L. Halcomb, 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 two thousand five hundred and no/100 (\$72,500.00)

See Mtg 357-635
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
Mark W. Miller and Glenda Sue Miller

(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 10, in Block 8, according to the Plat of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Subject to underground residential distribution agreement with Alabama Power Company of record.

\$58,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 300 PAGE 717

19760904000085110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/04/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 SEP -4 PM 4:12
Deed filed 1452
Conrad McDaniel
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 2nd day of September 1976
BAKER ENTERPRISES, INC.

ATTEST:

[Signature]
By *[Signature]* President

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 2nd day of September 19 76

My Commission Expires January 23, 1978

[Signature]
Larry L. Halcomb
Notary Public