

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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That in consideration of EIGHTEEN THOUSAND TWO HUNDRED AND NO/100-----(\$18,200.00)----- DOLLARS AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

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

Jerry L. Baker and wife, Vicki L. Baker

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

Jose A. Lamas, Jr. and wife, Ana D. Lamas

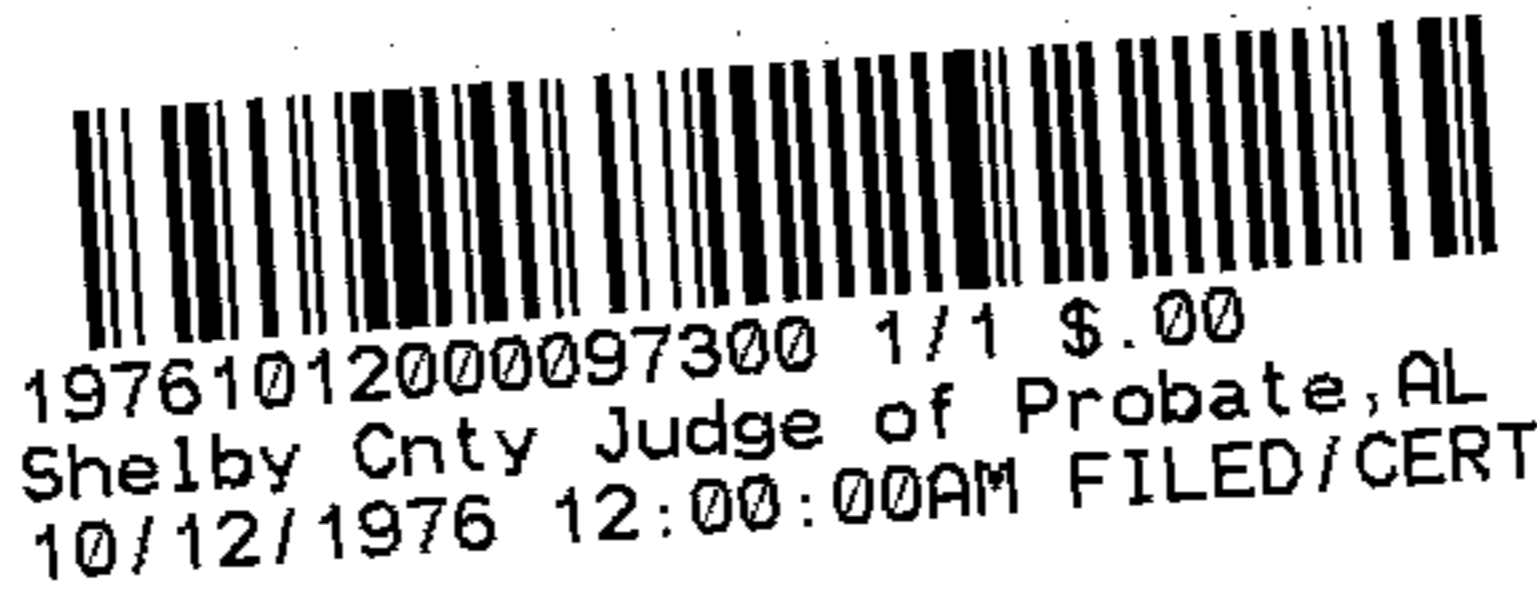
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10, in Block 1, according to the map and survey of Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Birmingham Federal Savings & Loan Association as recorded in Volume 332, Page 271.



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 9th day of October, 1976

day of October, 1976

BOOK 301 PAGE 414

STATE OF ALABAMA  
SHELBY COUNTY  
NOTARY PUBLIC  
I CERTIFY THIS INSTRUMENT WAS FILED

1976 OCT 12 AM 8:52

Deed filed 10/12/76

Corrected 10/26/76

JUDGE OF PROBATE

(Seal)  
(Seal)  
(Seal)

Jerry L. Baker (Seal)  
Vicki L. Baker (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Baker and wife, Vicki L. Baker, 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 9th day of October, A. D. 1976.

Frank K. Bynum  
Notary Public