

This instrument was prepared by

(Name) Roberts Real Estate

(Address) 112 E. Middle Street, Montevallo, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

309

That in consideration of Sixteen Thousand and no/100 DOLLARS
and the assumption of the below described mortgage

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

John W. Kramer and Peggy M. Kramer

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

Jerry N. Baker and Joyce N. 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:

Lot 17 of the Bridlewood Forest Subdivision as recorded in Map Book 5, Page 52
in the office of the Judge of Probate in Shelby County.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Jefferson Federal Savings and Loan Association, in the aforesaid Probate office, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

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19761012000097620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT 12 AM 10:29
Deed Oct 16 00
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 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,.....have hereunto set.....hand(s) and seal(s), this.....
day of....., 19.....

WITNESS:

(Seal)

(Seal)

(Seal)

John W. Kramer (Seal)
Peggy Marlene Kramer (Seal)
(Seal)

Pennsylvania
STATE OF ~~XXXXXX~~
Columbia COUNTY

General Acknowledgment

I, Keith A. Whitmire, a Notary Public in and for said County, in said State,
hereby certify that John W. and Peggy Marlene Kramer
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 2d day of October, A. D., 19 76

Keith A. Whitmire
Notary Public.