

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 2413
(Address) 3410 Independence Drive, Birmingham, Alabama 35209
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of ONE HUNDREDEIGHT THOUSAND AND NO/100 DOLLARS-----(\$108,000.00)
See Mtg 360-865

to the undersigned grantor, Baker Enterprises 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

George H. Morgan, Jr. and wife, Carolyn C. Morgan
(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 the County of Shelby, State of Alabama, to-wit:

Lot 10, in Block 5, according to the Survey of Applecross,
as recorded in Map Book 6, Page 42 A & B, in the Office of
the Judge of Probate of Shelby County, Alabama.

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

\$ 86,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19761227000124360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1976 12:00:00 AM FILED/CERT

1976 DEC 27 AM 8:41
Shelby County
NOTARY PUBLIC
NOT RECORDED

BOOK 302 PAGE 558

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,

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 22nd day of December 1976.

ATTEST
BAKER ENTERPRISES
By Larry J. Baker President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Larry J. Baker
whose name as President of Baker Enterprises
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 22nd day of December 19 76.
Notary Public