

7001

This instrument was prepared by

(Name) John C. Hensley

(Address) 3419 Montgomery Highway, Phenix, Alabama

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand Two Hundred Fifty - - - - - and 117,100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I know

C. Ray Cunningham, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Baker Enterprises

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, in Block 1, according to the survey of Kerry Downs, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and limitations of record and current taxes due and payable October 1, 1977.



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Shelby Cnty Judge of Probate, AL
01/24/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of January, 1977.

(SEAL)

C. Ray Cunningham

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(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 C. Ray Cunningham, an unmarried man

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, A.D. 1977.

John C. Hensley
Notary Public
My commission expires 10-26-77

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STATE ALABAMA
INSTRUMENT FILED
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Form ALA-30