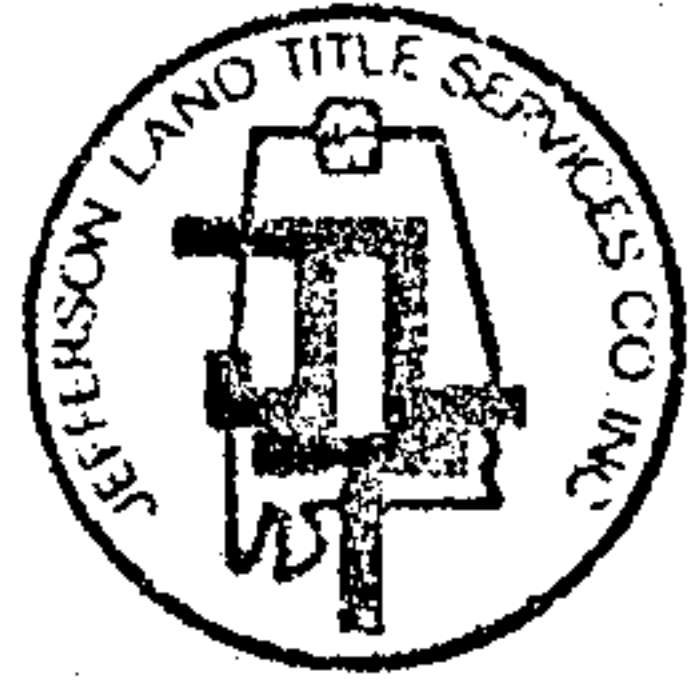


This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney

(Address) 400 Woodward Bldg., Birmingham, Al.
35203



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE 2651 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS, 176

That in consideration of Sixty-three thousand five hundred and no/100 (\$63,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Howard Ray Baker and his wife, Mary Curry Baker
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph G. Gromala and Mary K. Gromala
(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 3, Block 5, according to the map and survey of Indian Valley Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

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

Building line as shown by recorded plat.

\$39,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 307 PAGE 07

19770804000080930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
De Mtg 367-117
De Int \$2400
1977 AUG -4 AM 10:14
Pr. 150
Ind 100
\$26.50
Thomas G. Gromala, Jr.
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, we have hereunto set our hand(s) and seal(s), this 2nd day of August, 19 77

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Howard Ray Baker (Seal)
Howard Ray Baker
Mary Curry Baker (Seal)
Mary Curry 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 Howard Ray Baker and his wife, Mary Curry 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, A. D., 19 77

James R. Moncus, Jr.
Notary Public.