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Form 43A-2-WARRANTY DEED

THE STATE OF ALABAMA, Shelby COUNTY

Know All Men by these Presents: That for and in consideration of Ten Dollars and other good and valuable consideration DOLLARS to the undersigned grantor William Sanford Anderson and Mary S. Anderson in hand paid by Phillip A. Baer, an unmarried man, the receipt whereof is hereby acknowledged we do do grant, bargain, sell, and convey unto the said Phillip A. Baer the following described real estate, to wit:

Lot 18 in Block 3, Sector 3, according to Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, at page 33, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easements and restrictions of record.

And as further consideration, the grantee herein, hereby assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Birmingham Federal Savings and Loan Association, recorded in Mortgage Book 325, Page 208, in the aforesaid Probate Office, according to the terms and conditions of said mortgage and the indebtedness secured thereby



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Shelby Cnty Judge of Probate AL
02/23/1979 12:00:00AM FILED/CERT

situated in Shelby County, Alabama.

To Have and to Hold to the said Phillip A. Baer and his heirs and assigns forever.

And we do, for ourselves and our heirs, executors, and administrators, covenant with said Phillip A. Baer, heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances, and that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the said Phillip A. Baer and his heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under our hand S and seal S, this 20 day of February, 19 79

Witness:

William Sanford Anderson (L. S.)

Mary S. Anderson (L. S.)

(L. S.)

(L. S.)

ason Mitchell

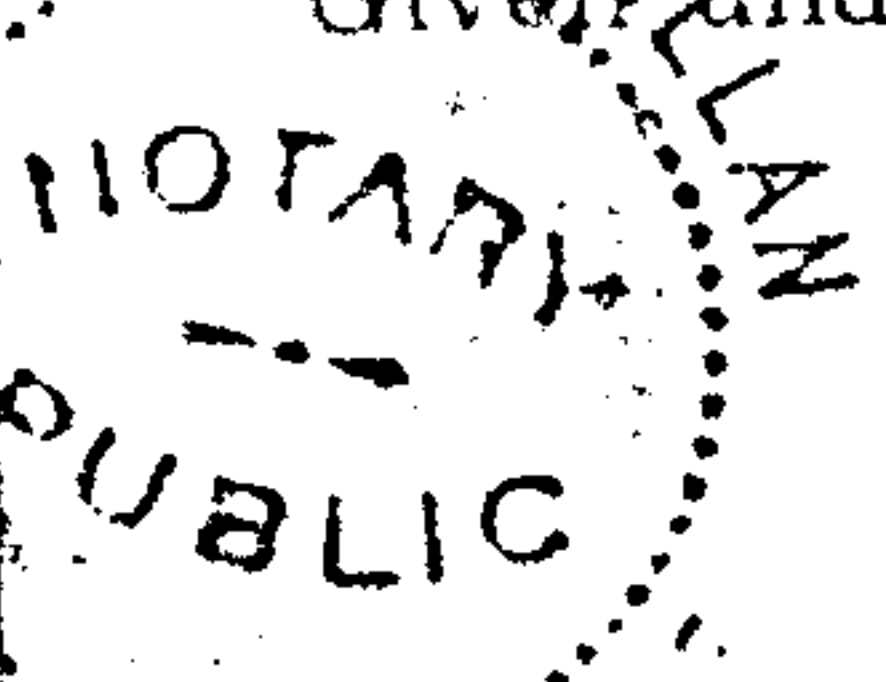
BOOK 317 PAGE 956

BOOK

THE STATE OF ALABAMA, Shelby COUNTY

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that William Sanford Anderson and Mary S. Anderson whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 seal, this 20 day of February, 19 79



Jean S. McMillan

THE STATE OF ALABAMA, _____ COUNTY

I, _____, in and for said State and County, do hereby certify that on the 1979 FEB 23 at PM 2:17, came before me the within named _____, known to me to

be the wife of the within named Thomas A. Anderson, Jr. who being examined separate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this _____ day of _____, 19 ____.

WARRANTY DEED

TO

THE STATE OF ALABAMA

_____ COUNTY

I hereby certify that this conveyance was filed in my office for record on the _____ day of _____ 19 ____

at _____ o'clock _____ M., and was duly

recorded in Vol. _____ page _____

of Record of Deeds, and that \$ _____

Deed Tax has been paid as required by law.

Judge of Probate.

Recording Fee, \$ _____



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