This instrument was prepared by

(Name) Charles E. King, Gorham & King, Attorneys at Law

(Address) 915 Frank Nelson Building, Birmingham, Ala. 35203

1979051400058610 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/14/1979 12:00:00AM FILED/CERT

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,

That in consideration of Forty Three Thousand Two Hundred Seventy-Eight &37/100 DOLLARS and the assumption of an existing mortgage recorded in Mortgage Book 341, Page 373 as recorded in the Probate Office of Shelby County, Alabama.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank Thomas Baker, Jr. and wife, Deeleen V. Baker

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

Howard M. Barnes and wife, Mary P. Barnes

(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:

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West; thence run Southerly along the West boundary line of said 1/4-1/4 Section for 380.0 feet; thence turn left an angle of 87 deg. 17' 47 1/2" and run Easterly 230.0 feet; thence turn left an angle of 92 deg. 42' 12 1/2" and run Northerly 380.0 feet; thence turn left an angle of 87 deg. 17' 47 1/2" and run Westerly 230.0 feet to the point of beginning, this land being a part of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West. Minerals and mining rights excepted.

SUBJECT TO:

1. Taxes for 1979 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Transmission line permits to Alabama Power Company recorded in Deed Book 136, Page 340; and in Deed Book 247, Page 442, in Probate Office of Shelby County, Alabama.
4. Easements to Southern Natural Gas Company recorded in Deed Book 141, Page 42; Deed Book 141, Page 60, and in Deed Book 196, Page 310, in Probate Office of Shelby Co., Ala.
5. No liability is assumed for possible unfiled mechanics' and materialmen's liens.
6. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

$32,883.09 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 9th day of May, 1979.

WITNESS:

Frank Thomas Baker Jr (Seal)
Frank Thomas Baker, Jr.

(Seal)

(Seal)
Deeleen V. Baker

(Seal)
Deeleen V. Baker

3192 MAY 14 1979

See Mtg - 334 - 373
MAY 14 PM 1:23
Rec'd Tax - 1050
Rec. 150
Ind. 100
1300

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Thomas Baker, Jr. and wife, Deeleen V. Baker whose name S 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May A. D., 19 79

Charles E. King
Notary Public.

Gorham & King
915-918 Frank Nelson Bldg.
Birmingham, Ala. 35203