[redacted] [redacted] 70 [redacted]

This instrument was prepared by

(Name) Harrison, Conwill & Harrison
Attorneys at Law
(Address) Columbiana, Alabama 35051

This Form Furnished by

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O BOX 10481 • PHONE (205) 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,

That in consideration of Ten and no/100---------- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

D. E. Morris and wife, Dessie Morris

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

Clarence Raymond Baker, Jr. and Dorothy Jean Baker

(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:

Commence at the Southeast corner of the NE¼ of the SW¼ of Section 28, Township 19 South, Range 2 East, thence run West, along the South line of said ¼-¼ Section a distance of 522.11 feet; thence turn an angle of 77 deg. 53 min. 22 sec. to the right and run a distance of 33.11 feet; thence turn an angle of 4 deg. 27 min. 04 sec. to the right and run a distance of 175.60 feet to the point of beginning; thence turn an angle of 2 deg. 07 min. 43 sec. to the left and run a distance of 286.75 feet; thence turn an angle of 85 deg. 58 min. 39 sec. to the left and run a distance of 451.62 feet; thence turn an angle of 111 deg. 48 min. 41 sec. to the left and run a distance of 320.66 feet; thence turn an angle of 70 deg. 04 min. 57 sec. to the left and run a distance of 352.78 feet to the point of beginning. Situated in the NE¼ of the SW¼ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and containing 2.70 acres.

BOOK 319 PAGE 856

19790601000068180 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/01/1979 12:00:00AM FILED/CERT

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 31st day of May, 19 79.

WITNESS:

(Seal) D. E. Morris (Seal)

(Seal) Dessie Morris (Seal)

(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that D. E. Morris and wife, Dessie Morris 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May A. D., 19 79.

Notary Public.

Form ALA-31
HARRISON and CONWILL