

307

\$ 10,000. m.j.

This instrument was prepared by

(Name) L. Drew Redden, Attorney

(Address) 940 First Alabama Bank Bldg., Birmingham, AL 35203

STATUTORY  
WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama



19800606000062060 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
06/06/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One - (\$1.00) - DOLLAR and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee, herein, the receipt whereof is acknowledged, I, ~~xxx~~ William B. Baker, Jr., an unmarried man,

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

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

Lot 4, according to Indian Valley Subdivision 2nd Sector as shown by map recorded in Probate Office of Shelby County Map Book 5, Page 75.

Mineral and mining right excepted.

Grantee assumes the obligations of that certain mortgage recorded in Mtg. Vol. 324, Page 34, in the office of the Judge of Probate, Shelby County, Alabama.

This conveyance is subject to an equity in favor of Grantor as set forth in the agreement incorporated into the Final Judgment of Divorce in case No. DR 80 501-524 WCZ, Circuit Court, Tenth Judicial Circuit of Alabama, Civil Action in Equity.

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 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, I have hereunto set my hands(s) and seal(s), this 29 day of May, 1980.

NOTARY PUBLIC  
SHELBY COUNTY, ALABAMA

1980 JUN -6 AM 8:46 (Seal)

150 (Seal)

125 (Seal)

(Seal)

William B. Baker, Jr. (Seal)  
William B. Baker, Jr. (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Margaret W. Logan, a Notary Public in and for said County, in said State, hereby certify that William B. Baker, Jr. whose name 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 29 day of May

MAY 29 1980