

This instrument was prepared by

19801007000113210 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
10/07/1980 00:00:00 FILED/CERTIFIED

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys  
(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 1-66 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAWERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS

to the undersigned grantor, Baker Dairy Farms, Inc., a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Charles W. Guthrie and wife, Sarah C. Guthrie

(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 SE corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 6, Township 22 South, Range 2 West, thence run Northwardly along East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 211.40' to the North right of way line of Shelby County Hwy. No. 22; thence turn an angle to the left of 125 deg. 23' 03" and run along said Hwy. right of way a distance of 90.45'; thence turn an angle to the right of 90 deg. for a distance of 332.88'; thence turn an angle to the left of 90 deg. for a distance of 350.56' for the point of beginning; thence turn an angle to the left of 92 deg. 18' 42" for a distance of 164.20'; thence turn an angle to the right of 29 deg. 39' 30" for a distance of 109.61' more or less to the North right of way line of said Hwy. No. 22; thence turn an angle to the right and run along the arc of a curve to the right having a radius of 680.03' and a central angle of 35 deg. 31' 08" for a distance as measured along said arc of 421.56'; thence leaving said right of way turn right an angle so as to run Northeasterly to the point of beginning said line being 289.02' in length and a straight line continuation of the 350.56' line described above. Containing 1.08 acres more or less.

BOOK 328 PAGE 983

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Frank Thomas Baker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7<sup>th</sup> day of ~~September~~ <sup>OCTOBER</sup> 19 80.

BAKER DAIRY FARMS, INC.

ATTEST:

*Jennie R. Baker* Secretary *Frank Thomas Baker* President  
STATE OF ALABAMA  
COUNTY OF SHELBY

Deed TAX \$ 00  
1-30  
10000 OCT -7 PM 3:02

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank Thomas Baker, whose name as President of Baker Dairy Farms, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 7<sup>th</sup> day of ~~September~~ <sup>OCTOBER</sup> 19 80.

*Mr. Charles W. Guthrie*  
104 1-3-42

*Conrad M. Foster Jr*  
Notary Public