

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

Wilton, P.O. Box 10023

Birmingham, Alabama 35202

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-EIGHT THOUSAND NINE HUNDRED SEVENTY-SEVEN AND 89/100-----DOLLARS (\$57,977.89 of the above consideration being in the form of a mortgage assigned)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JACK WILLIAM MORTON, JR. AND WIFE, PATRICIA J. MORTON,

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

WILLIAM B. BAKER, JR.,

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

Lot 22, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:



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Shelby Cnty Judge of Probate, AL
03/04/1981 00:00:00 FILED/CERTIFIED

1. Ad valorem taxes due and payable October 1, 1981.
2. Building setback lines, easements, restrictions, line permits, of record.
3. Mortgage to Molton, Allen & Williams, Inc., recorded in Mortgage Book 398, Page 677, in the Probate office of Shelby County, Alabama, which was last transferred to 1117 Federal Savings & Loan Association, in Misc. Book 33, Page 638, in said Probate Office, which Grantee assumes and agrees to pay.

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, we have hereunto set our hands(s) and seal(s), this 2nd day of March, 1981

WILLIAM J. WYNN, ATTORNEY AT LAW
(Seal)

1981 MAR -4 AM 9:13
(Seal)

THOMAS A. BROWN, JR.
(Seal)

JACK WILLIAM MORTON, JR.
(Seal)
PATRICIA J. MORTON
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACK WILLIAM MORTON, JR. AND WIFE, PATRICIA J. MORTON, whose names are signed to the foregoing conveyance, and who are known to me, or whose signatures they executed the conveyance on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 2nd day of March, A. D. 1981

Notary Public