

This instrument was prepared by ✓

(Name) John T. Natter, Fulford, Pope, Natter, Donovan & Mullins

(Address) 2326 Highland Avenue, Birmingham, AL 35205

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

consideration is \$7,000.00.

That in consideration of One Dollar (\$1.00) 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 or we,

Ronald W. Baker and wife, Joan S. Baker,

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

Joan S. Baker

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

Lot 87, according to the Survey of Kingwood, Third Addition, as recorded in Map Book 7, Page 26, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

Subject to:

Easements, restrictions, rights-of-way, building lines, mineral and mining rights and other recordings of record.

Mortgage from Douglas M. Hall and wife, Jacqueline P. Hill, to Engel Mortgage Company, Inc., dated July 16, 1979 and recorded in Mortgage Book 394, Page 40 (to secure the principal sum of \$53,550.00), Office of the Judge of Probate, Shelby County, Alabama.

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 7th day of December, 1982.

1982 DEC 15 AM 9:20 (Seal)

Ronald W. Baker (Seal)

Ronald W. Baker

Joan S. Baker (Seal)

Joan S. Baker

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald W. Baker and wife, Joan S. Baker, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of December, A. D. 1982.

Return to:

LAW OFFICES

FULFORD, POPE, NATTER,

DONOVAN & MULLINS

2326 HIGHLAND AVENUE

BIRMINGHAM, AL 35205

Notary Public