

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama 35007



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-1111

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 Forty Three Thousand and NO/100 (\$43,000.00) DOLLARS

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

Charles N. Baker and wife, Billie G. Baker
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. M. McHan and wife Christine McHan
(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:

Lots 3 & 4, Block 4 Sector Two of the Resurvey of George's Subdivision of Keystone, according to map thereof recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, Page 11; being situated in Shelby County, Alabama.

Mineral and mining right excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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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 20th day of January, 1983

WITNESS:

DEED TAX \$3.00
Fee 1.50
Jud 1.00
Total \$5.50
1983 JAN 21 PM 4:17
JUDGE OF PROBATE

Charles N. Baker
Billie G. Baker

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles N. Baker and wife, Billie G. Baker whose name 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 21th day of January, A. D., 1983