

300.00

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

758

(Name) Vernon N. Schmitt, Attorney at Law

(Address) P.O. Box 521 Leeds, Alabama 35094

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

William L. Baker and wife, Aleine Baker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeffrey S. Baker and wife, Tammie D. Baker

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T-18-S, R-1-E, thence run South, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 790.47 feet; thence turn an angle of 90° 00' to the left and run a distance of 10.00 feet to the point of beginning; thence continue in the same direction a distance of 273.22 feet; thence turn an angle of 119° 38' 53" to the right and run a distance of 161.64 feet; thence turn an angle of 60° 21' 07" to the right and run a distance of 193.26 feet; thence turn an angle of 90° 00' to the right and run a distance of 140.48 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T-18-S, R-1-E, Shelby County, Alabama, and containing 0.75 acres.

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TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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

day of February, 19 83.

STATE OF ALABAMA, SHELBY CO.

WITNESS: I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

Ded TAX. \$0

Rec 1.50 1983 FEB 21 AM 9:19

Jnd 1.00

8.00

(Seal)

Thomas A. Smawler, Jr.

(Seal)

JUDGE OF PROBATE

William L. Baker

(Seal)

WILLIAM L. BAKER

(Seal)

Aleine Baker

(Seal)

ALEINE BAKER

STATE OF ALABAMA

JEFFERSON

COUNTY }

NOTARY

the undersigned authority

, a Notary Public in and for said County, in said State,

hereby certify that William L. Baker and wife, Aleine Baker

whose name S. are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 21 day of February

A. D. 19 83.

P. O. Box 55

Barbara Ann Klop

My Commission Expires August 31, 1983

Notary Public