

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS:

- (1) W. B. Baker and Jennie C. Baker established a Trust (hereinafter The "Trust") on December 30, 1936; and
- (2) The Trust was recorded in the Probate Office of Jefferson County, Alabama in Volume 104 page 1; and
- (3) The current Trustees of the Trust are Dan A. Baker, Jr., Ned M. Baker, Edgar H. Baker, and Elizabeth B. Leath (hereinafter the "Trustees"); and
- (4) The Trust owns that certain real estate described below; and
- (5) The Trust terminated according to its terms on December 3, 1982, and the Trustees are engaged in the process of winding up the Trust and distributing its assets; and
- (6) By Agreement recorded in the Probate Office of Shelby County, Alabama, in Volume 50, Page 583, all of the Beneficiaries of the Trust entitled to share in its property upon termination have directed the Trustees to transfer and convey all of the real estate owned by the Trust to Baker Properties, Ltd., an Alabama limited partnership formed by such Beneficiaries as of March 3, 1983, as evidenced by its Certificate of Limited Partnership recorded in the Probate Office of Jefferson County, Alabama in Real 2321, Page 695.

NOW THEREFORE, in consideration of the premises, Dan A. Baker, Jr., Ned M. Baker, Edgar H. Baker, and Elizabeth B. Leath, as Trustees, hereby grant, bargain, sell and convey unto Baker Properties, Ltd., an Alabama limited partnership, the following described real estate, situated in Shelby County, Alabama:

The NE 1/4 of Section 36, Township 21 South, Range 3 West

This conveyance is made subject to:

- (a) Ad valorem taxes for the year 1983.
- (b) Any easements, restrictions and encumbrances of record.
- (c) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries, or other facts which a correct survey would show.

To have and to hold unto Baker Properties, Ltd., its successors and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, we the undersigned, in our capacity as Trustees of the Trust, have hereunto set our hands and seals this 12<sup>th</sup> day of May, 1983.

Dan A. Baker, Jr.  
Dan A. Baker, Jr., Trustee

Ned M. Baker  
Ned M. Baker, Trustee

Edgar H. Baker  
Edgar H. Baker, Trustee

Elizabeth B. Leath  
Elizabeth B. Leath, Trustee

BERKOWITZ, LEFKOVITS, PATRICK, ISOM, EDWARDS & KUSHNER

ATTORNEYS AT LAW  
1100 FINANCIAL CENTER  
BIRMINGHAM, ALABAMA 35203

BOOK 347 PAGE 583

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, John R. Wingard, a Notary Public in and for said County in said State, hereby certify that Dan A. Baker, Jr., Ned M. Baker, Edgar H. Baker, and Elizabeth B. Leath, whose names as Trustees of the Baker Trust Dated December 30, 1936 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 foregoing conveyance, and acting in their capacity as Trustees of the Baker Trust dated December 30, 1936, they executed said conveyance voluntarily on the day the same bears date.

Given under my hand and seal this 12<sup>th</sup> day of May, 1983.

John R. Wingard  
Notary Public

My Commission Expires: 11-4-84

BOOK 347 PAGE 584

STATE OF ALA. SHELBY CO.  
RECORDING THIS  
DOCUMENT WAS FILED

1983 JUN -6 AM 9:00

Thomas P. Snowden, Jr.  
CLERK OF PROBATE

Need Tax - 251.00

Rec. 3.00

Ind. 1.00

255.00

