

STATE OF ALABAMA )

JEFFERSON COUNTY )

580

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 Deed Book 2844 page 177 and in said office in Shelby County 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 Jefferson County, Alabama, in Real 2321, Page 688, and 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 partially in Jefferson County, Alabama, and partially in Shelby County, Alabama:

Part of Section 4, 5, 8 and 9, in Township 19 South, Range 2 West, more particularly described as follows:

Begin at the Southeast corner of Section 5, run thence North 67° 59' West, for a distance of 148.3 feet, to the point of beginning of the tract here described, from the point of beginning thus obtained, run thence South 24° 15' West, for a distance of 330 feet; thence South 72° 31' East, for a distance of 299.7 feet; thence South 34° 4' West, for a distance of 429.1 feet; thence South 45° 48' West, for a distance of 604.2 feet; thence South 49° 28' West, for a distance of 344.0 feet; thence North 39° 5' West, for a distance of 44.3 feet; thence South 45° 24' West, for a distance of 214.8 feet; thence South 36° 51' East, for a distance of 707.6 feet; thence North 59° 38' East, for a distance of 323.1 feet; thence South 52° 56' East, for a distance of 285.2 feet, to a point in the West bank of Cahaba River; thence North 57° 43' East, for a distance of 592.7 feet; thence North 49° 32' East for a distance of 695.8 feet, to the point on the East bank of said River; thence North 64° 38' East, for a distance of 479.0 feet; thence North 42° 38' East, for a distance of 526.3 feet; thence North 73° 55' East, for a distance of 517.9 feet; thence North 9° 14' West, for a distance of 940.2 feet; thence North 26° 30' East, for a distance of 1683.8 feet; thence North 20° 28' West, for a distance of 247.0 feet; thence North 18° 7' East, for a distance of 1166.6 feet; thence North 17° 28' West, for a distance of 378.2 feet; thence North 76° 55' West, for

BERKOWITZ, LEFKOVITS, PATRICK, ISOM, EDWARDS & KUSHNER

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BIRMINGHAM, ALABAMA 35203

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a distance of 153.0 feet, to the center of the Cahaba River; thence following the meanderings of said River South 49° 58' West, for a distance of 592 feet; thence South 30° 18' West, for a distance of 927.0 feet; thence South 0° 10' East, for a distance of 146.0 feet; thence South 34° 26' West, for a distance of 707.0 feet; thence leaving the River, North 70° 2' West, for a distance of 291.8 feet; thence South 25° 19' West, for a distance of 1013.3 feet; thence South 40° 52' West, for a distance of 629.7 feet; thence South 21° 50' West, for a distance of 670.2 feet; thence North 41° 7' West, for a distance of 318.4 feet, to the point of beginning;

All of the above described Parcel is situated in Jefferson County, Alabama, except that part lying in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 4, which lies in Shelby County, Alabama.

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

STATE OF ALA. JEFFERSON CO.

REC-2333 PAGE 659

JUN 1 9 17 AM '83

RECEIVED 5700

STATE OF ALA. SHELBY CO. THIS IS TO CERTIFY THAT THE ABOVE WAS FILED FOR RECORD

1983 JUN 13 AM 9:44

STATE OF ALABAMA

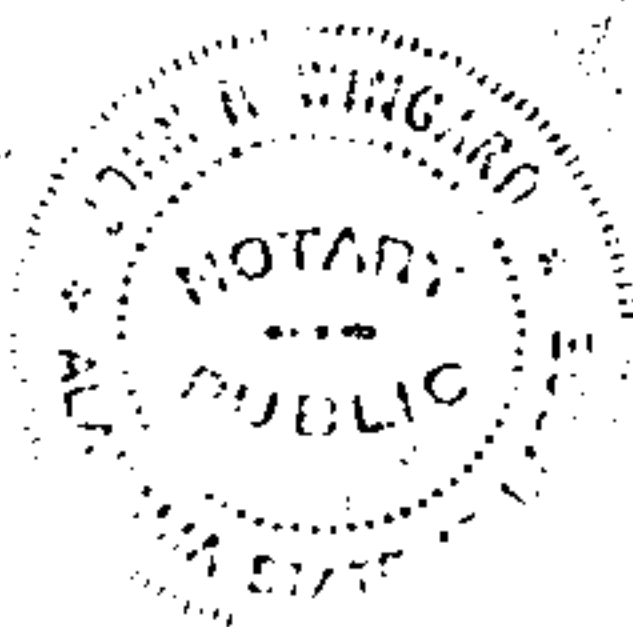
JEFFERSON COUNTY )

I, John R. Wingerd, 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 20<sup>th</sup> day of May, 1983.

John R. Wingerd  
Notary Public

My Commission Expires: 11-4-84



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Pay 4.00  
Jud 1.00  
S.00  
STATE OF ALABAMA