

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.
P. O. BOX 1007
(Address) ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND AND NO/100TH (\$7,000.00) DOLLARS

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

JAMES D. GLASBY AND WIFE, ALYCIA M. GLASBY

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

BRUCE A. BAKER AND WIFE, EVELYN R. BAKER

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

SHELBY

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, ETC.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 19TH day of MARCH, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

James D. Glasby (Seal)
JAMES D. GLASBY
Alycia M. Glasby (Seal)
ALYCIA M. GLASBY (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES D. GLASBY AND WIFE, ALYCIA M. GLASBY whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of MARCH A. D., 19 84

EXHIBIT "A"

Commence at the Northwest corner of Lot No. 15 of Walter's Cove, Third Sector, as recorded in Map Book 5 page 71, in the Office of the Judge of Probate of Shelby County, Alabama; said point lying on the South right of way of Walter's Drive (County 416); thence proceed South 73 deg. 10 min. West (MB) along the said South right of way line of Walter's Drive for a distance of 300.0 feet to the point of beginning of the parcel herein conveyed; thence continue South 73 deg. 10 min. West (MB) along the said South right of way for a distance of 150.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 250.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 150.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 250.0 feet to the point of beginning. Said parcel of land lying in the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Collateral Investment Corporation dated August 4, 1980, and recorded in Mortgage Book 404 page 692, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees also expressly assume and promise to pay that certain mortgage to W. C. Holmes and wife, Geraldine Holmes, as recorded in Mortgage Book 410, Page 976, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: Route 1, Box 236B, Wilsonville, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAR 23 AM 11:47

James H. ...
JUDGE OF PROBATE

Deed Tax - 7.00
Rec. 3.00
Ind 1.00
11.00

J.D.B.
QMG

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