

This instrument was prepared by

1068

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

This Form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND SEVEN HUNDRED AND NO/100 (\$10,700.00) DOLLARS

to the undersigned grantor (whether one or more), in full paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Stephen E. Harrison and wife, Rebecca T. Harrison

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Lloyd Weaver Baldwin

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, thence Easterly along the North line of said 1/4-1/4 section a distance of 18.29 feet to a point; thence turn an angle of 61 deg. 25 min. to the right and run 38.68 feet to the point of beginning of the property being described; thence continue along last described course a distance of 431.60 feet to a point; thence turn an angle of 85 deg. 24 min. to the right and run 258.48 feet to a point; thence turn an angle of 124 deg. 16 min. to the right and run Northerly 520.56 feet to the point of beginning. (Said property being the same property as that described in deed from LaGrande Corporation to Henry Jerome Partridge and Veronica Mae Partridge dated April 11, 1978 and recorded in Deed Book 311 page 540 in the Probate Office of Shelby County, Alabama, less and except right of ways. Situated in Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Associated Mortgage Company, recorded in Mortgage Book 388 page 344 and re-recorded in Mortgage Book 389 page 941; which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 30 page 349, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th

day of

May
STATE OF ALABAMA SHELBY CO.

19 84

1984 MAY 22 AM 8:28

Deed Tax 11.00
Rec 1.50
Sub 1.00
13.50
(SEAL)

Thomas C. Harrison, Jr.
JUDGE OF PROBATE

Stephen E. Harrison
STEPHEN E. HARRISON (SEAL)

Rebecca T. Harrison
REBECCA T. HARRISON (SEAL)

(SEAL)

(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 Stephen E. Harrison and wife, Rebecca T. Harrison

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May A.D. 19 84

James J. Kelly
Notary Public