

✓ This Instrument Prepared By:
James C. Pino, Esq.
P. O. Box 766
Alabaster, Alabama 35007

275-

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Eight Thousand Five Hundred and No/100 Dollars (\$68,500.00), to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM R. BAKER and wife, NAOMI BAKER, (herein referred to as grantor) do grant, bargain, sell and convey unto * JOHN A. McBRAYER and wife, SUSAN W. McBRAYER (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

BOOK 357 PAGE 878 Lot 17, according to the map and survey of Hunter's Glen First Addition, as recorded in Map Book 6, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Building setback line of 35 feet reserved from Hunter's Trace, as shown by plat. (3) Restrictions, covenants and conditions as recorded in Misc. Book 11, Page 433 in Probate Office. (4) Transmission Line Permit to Alabama Power Company as recorded in Deed Book 127, Page 394, and Deed Book 131, Page 322 in Probate Office. (5) Right-of-way granted to South Central Bell as recorded in Deed Book 292, Page 621, in Probate Office.

LaJuana Baker, one of the Grantees in that certain Deed recorded in Deed Book 294, Page 635, is now deceased, having died on the 26th day of November, 1980.

GRANTOR'S ADDRESS: Route 1, Box 48, Brent, AL 35034
GRANTEES' ADDRESS: 17 Hunters Trace, Pelham, AL 35124

\$65,050.00 of the purchase price recited herein was paid from a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators with the said Grantees, their heirs and assigns, that we are lawfully

seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal this 3rd day of August, 1984.

William R. Baker
WILLIAM R. BAKER
Naomi Baker
NAOMI BAKER

STATE OF ALABAMA:

COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Baker and wife, Naomi Baker, whose names 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 3rd day of August, 1984.

Thomas P. Pines
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 AUG -6 AM 10:11
Sec Mtg H53-H70
Thomas P. Pines, Jr.
JUDGE OF PROBATE

Dead TAX 3.50
Rec 5.00
Ind 1.00
9.50