

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Dale Corley, Attorney at Law 1745-

Donald W. Baugh and Sondra Baugh

ADDRESS 2100 16th Avenue South
Birmingham, AL 35205

Route 1 Box 368 Indian Trail

Helena, AL 35080

DWB
WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED THOUSAND AND NO/100----- (\$200,000.00)-----DOLLARS

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

M.W.J.
Marcus Whitman, Jr., an unmarried man and Barbara Whitman, an un-
married woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Donald W. Baugh and Sondra Baugh

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

Lot 1, Block 8, according to the survey of Indian Springs Ranch,
as recorded in Map Book 4, page 29 in the Probate Office of
Shelby County, Alabama.

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

\$177,370⁰⁰/₁₀₀ of the purchase price \$200,000.00 was paid from
a mortgage loan closed simultaneously herewith.

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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 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, they have hereunto set their hands(s) and seal(s), this 21st
day of August, 1984.

STATE OF ALABAMA SHELBY CO.
NOTARY PUBLIC
Beard TAX 23.00
Rec 2.50
Incl 1.00
26.50
1984 AUG 31 AM 11:45
su MHS4:793
(Seal)

+ *Marcus Whitman, Jr.* (Seal)
Marcus Whitman, Jr.
+ *Barbara Whitman* (Seal)
Barbara Whitman
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned *M.W.J.*, a Notary Public in and for said County, in said State, hereby certify that Marcus Whitman, Jr., an unmarried man and Barbara Whitman, an un-
married woman 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 21st day of August, A. D., 1984

Colonial Bank

[Signature]