

(Name) Jack D. Baber
1516 Portsouth
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY SEVEN THOUSAND AND NO/100 (\$27,000.00) DOLLARS
 and the assumption of the hereinafter described mortgage,
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth F. Baginski and wife, Shannon Baginski
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Jack D. Baber and wife, Pamela E. Baber
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 30, according to the survey of Portsouth, First Sector, as recorded in
 Map Book 6, page 22, in the Probate Office of Shelby County, Alabama.

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

And as part of the considerations, the herein grantees expressly assume and promise
 to pay that certain mortgage to Real Estate Financing, Inc. as recorded in Volume
 363, page 238 in said Probate Office according to the terms and conditions of
 said mortgage.

BOOK 002 PAGE 815

ALABAMA TITLE CO.
 INSTRUMENTS FILED

1984 SEP 21 AM 9:38

Shannon Baginski
 JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		27.00
Mineral Tax		2.50
Recording Fee		1.00
Index Fee		
TOTAL	\$	30.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 18th
 day of September, 19 84.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Kenneth F. Baginski (Seal)
 Kenneth F. Baginski
Shannon Baginski (Seal)
 Shannon Baginski (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, _____ the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Kenneth F. Baginski and wife, Shannon Baginski
 whose name 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 September, A.D. 1984