

This instrument was prepared by

212
Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Five Hundred and no/100 ---17,500.00 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Dorothy Farthing

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

Albert E. Baumgartner and Glenis H. Baumgartner

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

Shelby County, Alabama to-wit:

My undivided interest in and to the following described property.

Lot 3 in Block 3 according to Arden Subdivision of the town of Montevallo, Alabama, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 Page 64.

Subject to covenants and restrictions of "The Montevallo Development Company" recorded in Deed Book 139 Page 269.

Dorothy Farthing and Albert E. Baumgartner are the sole heirs at law and next of kin of Albert E. Baumgartner, Sr.

The above described property is not the homestead of grantor.

Grantee's address

703 Country View Court, N.E.
Birmingham, Alabama 35215

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, I have hereunto set my hands(s) and seal(s), this 27th
day of December, 19 85.

WITNESS:

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

1986 JAN -6 AM 10:28 (Seal)

Thomas A. Shuman, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ~~ALABAMA~~ GEORGIA
~~Shelby~~ DeKalb COUNTY

Deed TAX 17.50
Rec 2.50
Jud 1.00
21.00
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Dorothy Farthing
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th day of December, A. D., 19 85

Form 31-A

Dee Brown
Notary Public.
Notary Public, DeKalb County, Georgia
My Commission Expires June 23, 1989