

This instrument was prepared by

1692
HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and the division of the Lewis Baer Estate

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Philip A. Baer and Howard M. Baer

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

Sadie Baer

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

Commencing at the Northwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East and run thence South 6 degrees East 540 feet to the point of beginning of lot herein conveyed; thence run South 6 degrees 28 minutes East 105 feet; thence run North 88 degrees 45 minutes East 408 feet, more or less to West margin of right-of-way of Birmingham-Montgomery Highway; thence run Northwesterly along the West margin of right-of-way of said highway 105 feet; thence run West to point of beginning and being a part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East.

ALSO, commencing at the Northwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East and run South 6 degrees 28 minutes East 645 feet to the point of beginning of the lot herein conveyed; thence run South 6 degrees 28 minutes East 105 feet; thence North 88 degrees 45 minutes East along North side of lot sold to Samons, a distance of 437 feet, more or less, to West right-of-way line of Birmingham-Montgomery Highway; thence run in a Northwesterly direction along the West margin of said Highway right-of-way a distance of 105 feet; thence run West 408 feet, more or less, to point of beginning and being a part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East.

The above described property is not the homestead of grantors.
The Grantors and Grantee are the sole heirs at law and next of kin of Lewis Baer, deceased, who died on or about december 21, 1985.

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 17th

day of February, 19 87.

ALL TAX \$ 50
1. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00
1987 JUN -8 PM 3:36
JUDGE OF PROBATE

(SEAL) Philip A. Baer (SEAL)
(SEAL) Howard M. Baer (SEAL)
(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority in said State, hereby certify that **Philip A. Baer and Howard M. Baer** a Notary Public in and for said County,

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 17th day of February, A.D. 19 87