

This instrument was prepared by

691
HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

3500.00

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,

Sadie Baer, a widow, and Philip A. Baer
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Howard M. Baer

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

Lots 1 and 2, Block 261, Dunstan's Map of Calera, Alabama.
Block 247, Dunstan's Map of Calera, Alabama, LESS AND EXCEPT
Lot No. 8.

The above described property is not the homestead of grantors.
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.

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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 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.

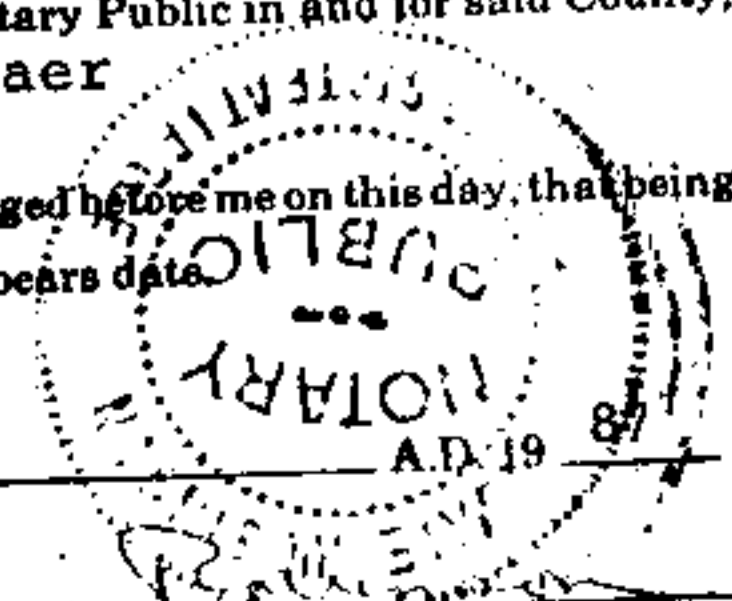
1. Deed Tax	1.50		<u>Sadie Baer</u>	(SEAL)
2. Mtg. Tax			Sadie Baer	
3. Recording Fee	2.50		<u>Philip A. Baer</u>	(SEAL)
4. Indexing Fee	1.00		Philip A. Baer	(SEAL)
TOTAL	4.00			

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

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



Laurie [Signature]