

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

109

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND & 00/100---- (\$78,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Richmond, Jr. and wife, Elaine B. Richmond (herein referred to as grantors), do grant, bargain, sell and convey unto D. Dean Baldwin and wife, Tara A. Baldwin (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description

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

\$70,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 239 Meadowood Lane, Montevallo, Alabama 35115

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 1987.

Richard Richmond, Jr. (SEAL)

Elaine B. Richmond (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Richard Richmond, Jr. and wife, Elaine B. Richmond 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 30th day of June A.D., 1987

Notary Public

my Commission Expires  
3-10-91

EXHIBIT "A"

A tract of land situated in NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama and run North 81 deg. 27 min. West along the South line of said 1/4 1/4 Section a distance of 409.85 feet to the point of beginning; thence continue along last described course 300.35 feet; thence North 4 deg. 28 min. West, a distance of 604.00 feet to the South right of way line of Meadowood Lane; thence South 87 deg. 31 min. East along said road right of way line 200.0 feet to a point of curve; said curve having a central angle of 62 deg. 29 min. and a radius of 60.0 feet; thence Southerly along said curve an arc distance of 65.43 feet to point of tangent; thence South 11 deg. 03 min. East for 593.93 feet to the point of beginning; being situated in Shelby County, Alabama.

*[Handwritten signature]*  
*gk*

BOOK 138 PAGE 957

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

1987 JUL -2 PM 2:13

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 8.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	14.00