

1601

SEND TAX NOTICE TO:

(Name) Lloyd Alan Davenport  
Route 4, Box 930  
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Mark E. Tippins  
15 Office Park Circle, Suite 150  
(Address) Birmingham, Alabama 35223

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two Thousand Three Hundred Forty-seven and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Baker Properties, Ltd., an Alabama limited partnership

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

Lloyd Alan Davenport and Cynthia Moon Davenport

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

Shelby County, Alabama to-wit:

Begin at the NW corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 36, Township 21 South, Range 3 West, thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 557.63 feet to the Northwest R/W of a Shelby County road, thence 122°15'34" left run Northeasterly along said R/W for 821.65 feet to the Southwesterly R/W of Shelby County Hwy. #12, thence 102°37'11" Left to Tangent of a curve to the Right having a radius of 1185.92 feet; thence run along said curve and R/W for 104.66 feet to the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence 46°21'08" Left from tangent of said curve run 625.73 feet to the Point of Beginning. Containing 4.966 acres more or less.

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

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- 1. Deed Tax \$ 22.50
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 26.00

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 27<sup>th</sup> day of August, 19 87.

WITNESS:

STATE OF ALA. SHELBY (Seal)  
I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED (Seal)  
88 FEB 25 AM 11:12 (Seal)

Baker Properties, Ltd.  
Richard M. Baker (Seal)  
Ned M. Baker (Seal)  
Ned M. Baker (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }  
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard M. Baker and Ned M. Baker, as general partners of Baker Properties, Ltd 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. in their capacity and with full authority as said general partners.  
Given under my hand and official seal this 27<sup>th</sup> day of August, A.D., 1987

John R. Wingard  
Notary Public