

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Ralph H. Baker, Jr.

NAME: Townes & Woods
ADDRESS: P.O. Box 96, Gardendale, AL 35071

Route 1, Box 63

Shelby, AL 35143

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY

COUNTY

WITHOUT TITLE OPINION

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand and NO/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry Vernon Castleberry, a married man

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

Ralph H. Baker, Jr.

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

A parcel of land in the NE 1/4 - NW 1/4, Section 16, Township 24 North, Range 15 East, Shelby County, Alabama, described thusly: From the NW corner of said 1/4-1/4 section, run along the north line of Section 16, 296.2 feet to a point on the east R.O.W. line of County Highway 99, and the beginning point of subject lot; from said point, continue said course 665.68 feet; thence run South 29 degrees 21' 59" West 731.79 feet; thence run South 51 degrees 43' 44" W 415.26 feet to a point on the east R.O.W. line of said Highway 99; thence run along said R.O.W. (chord bearing and distance) N 09 degrees 52' 43" W 169.73 feet; thence continue said line (chord bearing and distance) N 00 degrees 59' 43" W 205.48 feet; thence run N 04 degrees 45' 30" E along said R.O.W. line for 542.66 feet, back to the beginning point, containing 8.73 acres, more or less.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

The above described property is not the homestead of the grantor herein.

1. Deed Tax \$ 11.00
2. Mtg Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 14.50

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 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 3rd day of March, 1988

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 10 PM 1:56

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

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

Given under my hand and official seal this 3rd day of March, A. D., 1988