

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

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This instrument was prepared by:  
(Name) DANIEL M. SPITLER, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. Brentson C. Baird  
(Address) 1339 Waxwing Trail  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$87,500.00)-----DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

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

BRENTSON C. BAIRD and wife, KATHRYN A. BAIRD

(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:

Lot 11, in Block 4, according to the Survey of Meadowlark, as recorded in Map Book  
7, page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

Building setback line and easements as shown by record plat.

Restrictions, conditions and limitations in Misc. Volume 28, page 14.

Easements to Alabama Power Company and South Central Bell Telephone Company in Deed  
Book 317, page 272.

Easements to South Central Bell Telephone Company in Deed Book 320, page 887.

Agreements with Alabama Power Company in Misc. Volume 30, page 496.

\$83,100.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

BOOK 177 PAGE 955

88 APR -1 PM 1:22

1. Deed Tax \$ 4.50  
2. Mtg. Tax       
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 8.00

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 for 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 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 GRANTEES, their heirs and assigns forever, against  
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th  
day of March, 19 88.

WITNESS

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

By: Larry Kent (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY

COUNTY }

General Acknowledgment

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

Given under my hand and official seal this 30th day of March A.D., 19 88

1/25/90

My Commission Expires:

Notary Public