

This instrument was prepared by

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

1489

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 FOUR THOUSAND EIGHT HUNDRED & 00/100— (\$84,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William B. Baker, Jr., a married man (herein referred to as grantors), do grant, bargain, sell and convey unto Leanne Ward and husband, J. Darrell Ward (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:

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Lot 22, according to the Survey of Dearing Downs, as recorded Map Book 6 page 136, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$84,595.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

WMSR

This property is not homestead property of the Grantor as defined by the Code of Alabama. GRANTEES' ADDRESS: 1119 Dearing Downs Drive, Helena, Alabama 35080

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, I have hereunto set my hand and seal, this 21st day of April, 1989.

*William B Baker Jr.* (SEAL)  
William B. Baker, Jr.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 APR 27 PM 12:35

1. Good Tax \$ 15.00  
2. Mig. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 2.00  
TOTAL 5.00

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

*J. Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that William B. Baker, Jr., a married man 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 21st day of April A.D., 1989

*[Signature]*  
Notary Public

My Commission Expires March 10, 1991