This instrument was prepared by

Bruce L. Gordon

968

(Name) Gordon, Silberman, Wiggins & Child 1400 SouthTrust Tower

(Address) irmingham, Alabama 35203



Cahaba Title. Inc. Highway 31 South at Valleydale Rd., P.O. Box 689

> Pelham, Alabama 35124 Phone (205) 988-5600 Policy Issuing Agent for SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Eight Thousand Five Hundred and no/100LLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cledwyn D. Francis, Jr. and wife, Mary Jayne Francis

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

George D. Baker and wife, Dorothy H. Baker

(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 104, according to the Survey of Southern Pines Second Sector, as recorded in Map Book 7, page 12, in the Office of the Judge of Probate, Shelby County, Alabama.

This conveyance is made subject to the following:

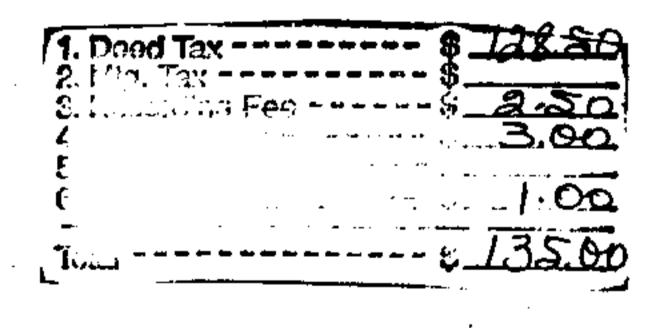
Ad valorem taxes for the year 1990.

40 foot building line as shown on recorded map. 2.

Right of way to South Central Bell as recorded in Deed Book 313 З. page 722.

Right of way to Alabama Power Company as recorded in Deed Book 312 page 164.

274 PAGE 303 **300X** 



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 \* (we) do for poxyelf (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that from all encumbrances, unless otherwise noted above; that  $\frac{1}{K}$  (we) have a good right to sell and convey the same as aforesaid; that  $\frac{1}{K}$  (we) will and  $\frac{1}{K}$  (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 WHEREOFWE have hereunto set OUT hand(s) and seal(s), this ..... day of January 19.90 .... WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS (Seal) 90 JAN 15 AM 9: 26 (Seal) Jane 9. Sandan, Sa Mary Jayne Francis JUDGE OF PROBATE

STATE OF ALABAMA

\_\_Jefferson\_\_\_\_county |

General Acknowledgment

I, BOSEMATY A. GIMOIT a Notary Public in and for said County, in said State, hereby certify that.......Cledwyn...D....Francis.,...Jr....and Mary Jayne Francis..... whose name .g......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 have ...... executed the same voluntarily he day the same bears date.

Given under my hand and official seal this 10 day of January

11:00 A.M.

Notary Public. on the day the same bears date.

at 11:00 A.M.

Form ALA-31