

This instrument was prepared by
Bruce L. Gordon
(Name) Gordon, Silberman, Wiggins & Childs
1400 SouthTrust Tower
(Address) Birmingham, Alabama 35203

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This Form furnished by:

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/100 DOLLARS

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:

1. Ad valorem taxes for the year 1990.
2. 40 foot building line as shown on recorded map.
3. Right of way to South Central Bell as recorded in Deed Book 313 page 722.
4. Right of way to Alabama Power Company as recorded in Deed Book 312 page 164.

BOOK 274 PAGE 303

1. Deed Tax -----	\$ 128.50
2. Mfg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. -----	3.00
5. -----	
6. -----	1.00
Total -----	\$ 135.00

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 of such survivor forever, together with every contingent remainder and right of reversion.

And ~~x~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~myself~~ (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 10th day of January, 1990.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED
90 JAN 15 AM 9:26 (Seal)
JUDGE OF PROBATE (Seal)

Cledwyn D. Francis, Jr. (Seal)
Mary Jayne Francis (Seal)
Mary Jayne Francis

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Rosemary A. Gilmore a Notary Public in and for said County, in said State, hereby certify that Cledwyn D. Francis, Jr. and Mary Jayne Francis whose names 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 on the day the same bears date.

Given under my hand and official seal this 10th day of January, A. D., 1990 at 11:00 A.M.

Form 41A-31

Rosemary A. Gilmore
Notary Public.