

1893

*Five Hundred*

SEND TAX NOTICE TO:  
Starling W. Baker  
(Name) *X RT 1 Box 3115*  
(Address) *X Montevallo, AL 35115*

This instrument was prepared by  
(Name) Mike T. Atchison, Atty.  
P.O. Box 822  
(Address) Columbiana, AL 35051

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar----- (\$1.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein; the receipt whereof is acknowledged, we,

Starling W. Baker and wife, Louise Orr Baker  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Starling W. Baker and wife, Louise Orr Baker  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION:

BOOK 276 PAGE 175

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this X 26<sup>th</sup> day of January, 19 90.

WITNESS:  
\_\_\_\_\_  
(Seal) X Starling W. Baker (Seal)  
Starling W. Baker  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) X Louise Orr Baker (Seal)  
Louise Orr Baker

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Starling W. Baker and wife, Louise Orr Baker 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this X 26<sup>th</sup> day of January, A. D., 19 90  
Annott F. Patten

Legal Description: Starling W. Baker and Louise Orr Baker

J.W.B.                      L.O.B.

Parcel I:

Begin at the SE corner of NW1/4 of NE1/4, Section 11, Township 22 South, Range 3 West and run north along the east boundary of said forty 120.00 feet; thence South 60 deg. 40 min. West, 360.00 feet; Thence South 66 deg. 55 min. West, 29.05 feet to the point of beginning of the property hereby conveyed; thence continue South 66 deg. 55 min. West, 644.95 feet to north margin of the Old Alexander Mill road, thence North 60 deg. 55 min. West, 600.00 feet; thence North 69 deg. 08 min. West, 265.00 feet; thence North 30 deg. 55 min. West, 164.75 feet to an intersection with the east maring of the old Montevallo-Siluria dirt road; thence North 20 deg. 58 min. East, 152.18 feet; thence South 68 deg. 02 min. East, 138.70 feet; thence North 71 deg. 54 min. East, 281.25 feet, thence South 85 deg. 49 min. East, 574.65 feet, thence South 45 deg. 59 min. East 591.79 feet to the point of beginning.

Parcel II:

Begin at the intersection of the North boundary of the old Montevallo Siluria dirt road with the east boundary of the new Montevallo - Siluria paved road in the NW1/4 of Section 11, Township 22, Range 3 West; and run North 69 deg. 10 min. East, 514.35 feet; thence North 20 deg. 58 min. East, 152.18 feet; thence North 68 deg. 02 min. West, 170.10 feet to the east boundary of the Montevallo - Siluria paved road and thence in a southwesterly direction along the east boundary of said paved road a distance of 512 feet, more or less, to the point of beginning.

Parcel III:

A portion, or tract, of land situated in Section 11, Township 22, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the NE corner of said Section 11, thence west along the north line of said Section, 2910 feet to the eastern margin of the right of way of the Old Montevallo-Siluria road; thence South 5 deg. 35 min. west 900 feet, along the east margin of said road; thence South 11 deg. 35 min. west, 175 feet, along the east margin of said road; thence South 36 deg. 55 min. east, 70 feet, along the east margin of said road to the north margin of the Old Alexander Mill Road; thence south 30 deg. 55 min. east, 185 feet, along the north margin of said Mill Road; thence south 73 deg. 55 min. east, 265 feet, along the north margin of said Mill Road; thence South 60 deg. 55 min. east, 600 feet, along the north margin of said Mill Road; thence North 66 deg. 15 min. east, 674 feet; thence North 60 deg. 40 min. east, 360 feet, more or less, along a fence row to the west boundary line of said NE1/4 of NE1/4, of said Sec. 11, which point is 120 feet north of the SW corner of said NE1/4 of NE1/4; thence North 77 deg. 15 min. east, 1342 feet, more or less, to the east boundary line of said forty, which point is 411 feet distance from the SE corner of said forty; thence north along the east line of said forty, 915 feet, more or less, to the NE corner of said section, the point of beginning.

ALSO, all that portion of the NE1/4 of NW1/4 of said Section 11, lying between the new paved Montevallo-Siluria Highway and the Old Montevallo-Siluria road.

There is excepted from this conveyance, however, all public road rights-of-way, if any, as they now exist upon said property.

There is also conveyed by this deed the present right-of-way of the Old Montevallo-Siluria road in said NE1/4 of NW1/4, but as to this roadway, this conveyance is merely quit-claim.

All being situated in Shelby County, Alabama.

BOOK 276 PAGE 176

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 JAN 26 AM 11: 38

1. Deed Tax	\$ 50
2. Mfg. Tax	
3. Recording Fee	5.00
4. [unclear]	3.00
5. [unclear]	
6. [unclear]	1.00
Total	\$ 9.50