

1083

THIS INSTRUMENT PREPARED BY:  
HILL & WEATHINGTON, P. C.  
819 Parkway Drive, S.E.  
Leeds, Alabama 35094

Send Tax Notice To:  
Teresa Howard

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

\$1000<sup>00</sup>

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (\$10.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MARGARET E. BAKER and husband, WILLIS H. BAKER (herein referred to as Grantors) do grant, bargain, sell and convey unto TERESA HOWARD and MICHAEL HOWARD (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:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, Huntsville Principle Meridian, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 of the SW 1/4, Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, thence easterly along the north 1/4 1/4 line and run 330.12 feet to a point; thence turn a left interior angle of 90 deg. 28'39" and run southerly and parallel to the west section line 264.00 feet to a point; thence turn a left interior angle of 89 deg. 31'21" and run 330.12 feet to a point on the west section line; thence turn a left interior angle of 90 deg. 28'39" and run North along said west section line 264.00 feet to the point of beginning, making a closing left interior angle of 89 deg. 31'21" and containing 2.00 acres, more or less. Subject to all easements, written and unwritten, including but not limited to the following: ingress and egress by way of an unimproved road which passes through the east portion of the property and utilities which lie adjacent to this road and which serve this parcel and adjacent properties. According to survey of John S. Parks, AL Reg. #12579.

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 (we) have set my (our) hand(s) and seal(s) this 20 day of Feb, 1990.

MY COMMISSION EXPIRES FEBRUARY 3, 1993

Margaret E. Baker  
MARGARET E. BAKER

252 Hwy 55  
Sterrett

BOOK 287 PAGE 395

Willis H. Baker  
WILLIS H. BAKER

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Margaret E. Baker and husband, Willis H. Baker whose name(s) 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 20 day of July, 1990.

Lo B. Brachman  
Notary Public

MY COMMISSION EXPIRES FEBRUARY 3, 1993

BOOK 287 PAGE 396

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 APR 17 AM 8:50

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 10.00