

This instrument was prepared by

204

Send tax notice to:

(Name) William H. Halbrooks, Attorney
(Address) 704 Independence Plaza
Birmingham, AL 35209

Phyllis A. Baker
204 Meadowcroft Circle
Birmingham, AL 35242

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Three Thousand and 00/100 ----- DOLLARS,

to the undersigned grantor, South Jefferson Company, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Phyllis A. Baker

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Lot 4, according to the Survey of Meadow Brook Townhomes, Phase II, 1st Sector, as recorded in Map Book 12, Page 41, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$92,226.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

90 DEC -5 AM 10:27

JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mfg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Index	\$ 1.00
5. Notary	\$ 1.00
6. Certified Copy	\$ 1.00
Total	\$ 10.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 30th day of November 19 90

ATTEST:

South Jefferson Company, Inc.

By

John P. Baker

President

STATE OF Alabama

COUNTY OF Jefferson
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that John P. Baker

whose name as President of South Jefferson Company, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

30th

day of

November

19 90

Notary Public