

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) PO Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Robert C. Baker, Jr.

(Address) 2907 Dublin Drive

Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars & 00/100's (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Robert C. Baker, Jr., and wife, Marcella V. Baker

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

Robert C. Baker, Jr., and wife, Marcella V. Baker

(herein referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 22, according to the survey of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$65,450.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to that certain mortgage from Robert C. Baker, Jr., to Altus Mortgage Company, recorded in Book 187, Page 801, (and transferred and assigned to Book 187, Page 809) in the Shelby County Probate Judge's Office.

1. Deed Tax	50
2. Mfg. Tax	
3. Recording Fee	3.50
4. Indexing Fee	3.50
5. No Tax Fee	
6. Certified Fee	1.00
Total	7.00

TO HAVE AND TO HOLD to the said GRANTEEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 24th day of Jan, 1991.

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

91 JAN 24 PM 4:02

JUDGE OF PROBATE

Robert C. Baker, Jr. (Seal)
Robert C. Baker, Jr.
Marcella V. Baker (Seal)
Marcella V. Baker (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, Deanna J. Kirby, a Notary Public in and for said County, in said State, hereby certify that Robert C. Baker, Jr. and wife, Marcella V. 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 24th day of Jan, A.D. 1991
Notary Public, Alabama, State at Large
My Commission Expires Nov. 28, 1992

Deanna J. Kirby