

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety-Seven Thousand Five Hundred and No/100-----
----- (\$197,500.00) -----

to the undersigned grantor, Ed Gray Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Clarence H. Baldwin and Mary M. Baldwin

(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, together with every contingent remainder and right of reversion, the following described real estate,
situated in

Lot 349, according to the Survey of Brook Highland-an Eddleman Community,
7th Sector, as recorded in Map Book 13 page 99 A & B, as recorded in the
Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject To:

Advalorem taxes for the year 1991 which are a lien, but are not due and payable
until October 1, 1991;

Existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$ 158,000.00 of the consideration was paid from the proceeds of a
mortgage loan.

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

91 MAR -7 AM 10:08

JUDGE OF PROBATE

1. Deed Tax	39.50
2. Mig. Tax	2.50
3. Recording Fee	1.00
4. Indexing Fee	39.50
5. No Tax Fee	350
6. Certified Fee	1.00
Total	46.00

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 of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ed Gray,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of February 19 91

ATTEST:

Ed Gray Homes, Inc.

By Ed Gray President

STATE OF Alabama
COUNTY OF Jefferson

the undersigned

a Notary Public in and for said County in said

I, Ed Gray
President of Ed Gray Homes, Inc.
do hereby certify that
whose name as
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 19th day of February 19 91

CORLEY, MONCUS & WARD, P.A.