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This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Gregory Bruce Baker  
(Address) 1966 Gallant Fox Drive  
Helena, Alabama 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 EIGHTY THREE THOUSAND SEVEN HUNDRED FIFTEEN AND NO/100ths (\$83,715.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James D. Mason d/b/a Mason Construction (herein referred to as grantors) do grant, bargain, sell and convey unto

Gregory Bruce Baker and wife, Joan F. Baker (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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 32, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, recorded in Map Book 15, page 10, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$82,832.00 of the above-recited purchase price was paid from a mortgage closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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

91 APR 29 PM 3:40

JUDGE OF PROBATE

1	Deed Tax	1.00
2	Notary Fee	3.50
3	County Fee	3.50
4	State Fee	1.50
5	Recorder Fee	1.50
6	Other	0.00
Total		10.50

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.

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 have hereunto set my hand(s) and seal(s), this 25th day of April, 1991.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James D. Mason  
James D. Mason d/b/a Mason Construction  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that James D. Mason d/b/a Mason Construction whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A.D., 1991

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES 3-5-95