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This instrument was prepared by

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205/665-5102

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Send Tax Notice to:

(Name) Miley S. Baker and
Frances W. Baker(Address) 1115 King Arthur Court
Alabaster, AL 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Forty Three Thousand and 00/100-----(\$43,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,Lonnie B. Anderson and wife, Mary Alice Anderson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Miley S. Baker and wife, Frances W. 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 1, according to the survey of Bishop Creek Townhouses, as recorded in Map Book 10 page 41 in the Shelby County Probate Office; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1992 and subsequent years.

Mineral and mining rights are not insured.

Building setback line of 30 feet reserved from Hickory Lane as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the Westerly side and a 20 foot on the Southerly side of subject property.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 101 page 34 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 20 page 893 and Real 75 page 699 in Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Real 100 page 896 in Probate Office.

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

1. Deed Tax	\$ 43.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00

Total \$ 49.50

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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, we have hereunto set our hand(s) and seal(s), this 7th day of February, 19 92.

WITNESS

92 FEB 10 PM 1:14

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Lonnie B. Anderson

Lonnie B. Anderson

Mary Alice Anderson

Mary Alice Anderson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA**SHELBY****COUNTY****General Acknowledgment**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lonnie B. Anderson and wife, Mary Alice Anderson whose names 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 7th day of February, A.D., 19 92