

SEND TAX NOTICE TO:  
Mr. and Mrs. Ryan Baker  
2300 Arabian Road  
Columbiana, AL 35051



This instrument was prepared by

(Name) BRUCE A. BURTRAM  
3414 Old Columbiana Road  
(Address) Birmingham, AL 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100s (\$40,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XX~~ I,

DAN REEVES, CIRCUIT COURT CLERK

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

RYAN BAKER, and wife, DONNA BAKER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

SEE DESCRIPTION CONTAINED ON THE REVERSE

The property conveyed hereby is intended to the same property as described in Exhibit "A" to this Court's Final Order dated April 2, 1992, in Case Number CV81-150, and is deeded pursuant to said Order.

The property is conveyed subject to easements, restrictions, and encumbrances of record and is subject to the terms and conditions contained in the Circuit Court Order as referenced above.

Inst # 1992-08836

05/19/1992-08836  
01:40 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 49.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said 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 19th day of May, 1992

WITNESS:

Mabel Habaway (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

DAN REEVES (Seal)  
DAN REEVES, CIRCUIT CLERK  
\_\_\_\_\_  
(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 DAN REEVES, CIRCUIT COURT CLERK, 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 19th day of May, A. D., 1992

Mabel Habaway  
Notary Public.

LAKE WOODMERE, INC. VS. BARBARA WISE, et al  
CIRCUIT CASE NUMBER CV81-150  
NORTHERN HALF  
(DEFENDANTS TO RYAN AND DONNA BAKER)

Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 2 West; thence East along the North line of said 1/4 1/4 Section a distance of 574.63 feet to a point; thence 60 deg. 41 min. 26 sec. to the left in a Northwesterly direction a distance of 92.50 feet to a point; thence 1 deg. 00 min. to the right in a Northeasterly direction a distance of 92.53 feet to a point; thence 94 deg. 31 min. 44 sec. to the right in a Southeasterly direction a distance of 112.42 feet to a point; thence 22 deg. 36 min. 24 sec. to the right in a Southeasterly direction a distance of 114.15 feet to a point; thence 27 deg. 22 min. 35 sec. to the left in a Southeasterly direction a distance of 204.93 feet to a point; thence 73 deg. 27 min. 19 sec. to the left in a Northeasterly direction of 149.64 feet to a point on the North line of the SW 1/4 of the NE 1/4 of Section 2; thence 43 deg. 21 min. 49 sec. to the right and East along the North line of said 1/4 1/4 Section a distance of 262.00 feet to the NE corner of said 1/4 1/4 Section; thence 86 deg. 56 min. 20 sec. to the right and South along the East line of said 1/4 1/4 Section a distance of 1326.47 feet to the SE corner of said 1/4 1/4 Section; thence 135 deg. 42 min. 22 sec. to the right in a Northwesterly direction a distance of 1956.34 feet to the NW corner of said 1/4 1/4 Section and the point of beginning. Being situated in the SW 1/4 of NE 1/4 and the NW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama. Mineral and mining rights excepted.

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

This form furnished by

JEFFERSON TITLE CORPORATION  
316 21st Street N. • P. O. Box 10481 - Birmingham, AL 35201  
(205) 328-8020

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