

SEND TAX NOTICE TO:

Name: Mr & Mrs James K Baker

(Address) 800 Am South So West
Bham, AL 35203

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Sixty Two Thousand Five Hundred & 00/100-- (\$62,500.00) DOLLARS

to the undersigned grantor, Quaker Square Development Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James K. Baker and Beverly A. 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:

Lot 15, according to the Survey of Stonebrook, as recorded in Map Book 15, page 114 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessment for the year 1992 and subsequent years.
2. Easements as shown by recorded map.
3. Building line as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Mineral and mining rights incident thereto recorded in Volume 235, Page 545, in the Probate Office of Shelby County, Alabama.
6. Oil and Gas Lease recorded in Volume 321, Page 629 and Real 280, Page 47, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Real 384, Page 152 and amended by Real 396, Page 11, in the Probate Office of Shelby County, Alabama.

Inst # 1992-09546

05/28/1992-09546
12:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 70.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Ronnie Morton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of May 1992

ATTEST:

QUAKER SQUARE DEVELOPMENT CO., INC.

By Ronnie Morton VP
Ronnie Morton, Vice-President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned State, hereby certify that Ronnie Morton, a Notary Public in and for said County in said whose name as Vice-President of Quaker Square Development Co., Inc. 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 21st day of May 1992

FORM ATC-50

Notary Public