

SEND TAX NOTICE TO:
Thomas R. Baker
355 Hillandell Drive
Birmingham, Alabama 35244

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

Inst # 1993-00383

01/06/1993-00383
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.50

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thirty Two Thousand and 00/100***** (\$132,000.00*****) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, Phillip K. Esdale and wife, Barbara L. Esdale, (herein referred to as Grantors) do grant, bargain, sell and convey unto

Thomas R. Baker and wife, Lynne A. Baker
(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 34, according to the amended map of Brookhaven, Sector 3, as recorded in Map Book 11, Page 118, in the Probate Office of Shelby County, Alabama.;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem Taxes for the year 1993, which said taxes are not due and payable until October 1, 1993.

\$121,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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 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, we have hereunto set our hands and seals, this 13th day of August, 1992.

 (Seal)
Phillip K. Esdale

 (Seal)
Barbara L. Esdale

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Phillip K. Esdale and wife, Barbara L. Esdale, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of August, 1992.

Ann O. Almon - (Barbara only)
Notary Public

My commission expires: 2-14-93

INDIVIDUAL ACKNOWLEDGMENT

State of CALIFORNIA }
County of SAN DIEGO } SS.

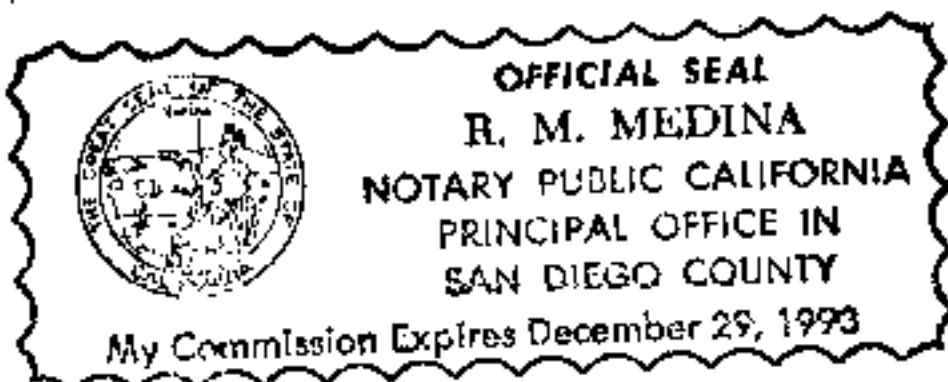
On this the AUG 17 day of 1992, before me,

R. M. MEDINA

the undersigned Notary Public, personally appeared

PHILLIP K. ESDALE

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) HE subscribed to the
within instrument, and acknowledged that HE executed it.
WITNESS my hand and official seal.



R. M. Medina
Notary's Signature

Inst # 1993-00383

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