

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Donald E. Baldwin & Marie H. Baldwin
83 County Road 213
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-SEVEN THOUSAND ONE HUNDRED NINETY AND NO/100 (\$37,190.00) DOLLARS

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

Edgar Vick and wife, Janice W. Vick

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

Donald E. Baldwin and wife, Marie H. Baldwin

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

Shelby County, Alabama to-wit:

Commence at the southeast corner of the southwest quarter of the northeast quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence northerly along the east line of said quarter-quarter a distance of 408.18 feet to a point, thence turn a deflection angle of 88 degrees 48 minutes 37 seconds left and run westerly a distance of 365.97 feet to the point of beginning of the property being described. Thence continue along last described course a distance of 340.08 feet to a point, thence turn a deflection angle of 87 degrees 01 minutes 52 seconds left and run southerly a distance of 429.30 feet to a point on the northerly margin of Shelby County Road #213, thence turn a deflection angle of 77 degrees 43 minutes 02 seconds left and run east-southeasterly along said margin of said road a distance of 124.26 feet to the P.T. of a curve to the right, thence turn a deflection angle of 1 degree 15 minutes 30 seconds right to chord and run along the chord of said curve a chord distance of 157.60 feet to a point, thence turn a deflection angle of 96 degrees 12 minutes 18 seconds left from chord and run northeasterly a distance of 515.29 feet to the point of beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for the year 1994 and subsequent years.
2. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 179, Page 730.
3. Right-of-way granted to Alabama Power company recorded in Volume 176, Page 385 and Volume 104, Page 531.
4. Right-of-way granted to Shelby County recorded in Volume 49, Page 273; Volume 49, Page 281 and Volume 74, Page 36.

Grantors convey to the Grantees all of their right, title, & interest in & to one 1988

Horton mobile home, Ser. No. DCA0451, 24 x 56. \$29,498.40 and \$3,000.00 of purchase price was paid from mortgages executed simultaneously

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 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, we have hereunto set OUR hand(s) and seal(s), this 4th

day of MARCH, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Edgar Vick (Seal)
Edgar Vick
Janice W. Vick (Seal)
Janice W. Vick
Janice W (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, _____ the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Edgar Vick and wife, Janice W. Vick

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 4th day of March, A. D., 19 94

Peggy J. Letson
Notary Public.

Inst # 1994-07265

03/07/1994-07265
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50