

Send Tax Notice To:

Gall E. Wood
130 Highway 416
Wilsonville Alabama 35186
PID# 20-6-23-0-001-043.003

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Seventy-Nine Thousand and 00/100'S * (\$79,000.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Bruce A. Baker and Evelyn R. Baker, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Gall E. Wood and Grant Wood
(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, together with every contingent remainder
and right of reversion, the following described real estate,
situated in **Shelby County, Alabama, to-wit:**

See Exhibit "A" Attached Hereto For Legal Description

\$ 71100 of the above recited consideration was paid
from the proceeds of a mortgage loan of even date
executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1994 and
subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

Subject to Mineral and Mining rights of record and all
rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

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
of such survivor 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 in and to the property
described hereinabove 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 himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

Inst # 1994-15563

05/13/1994-15563
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 21.50

Inst # 1994-15563

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 10th day of May, 1994.


Bruce A. Baker

Evelyn R. Baker

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bruce A. Baker and Evelyn R. Baker, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of May, 1994.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

OUR FILE NO.: 94107RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242-4818

Loan No.: 9412952
Our File No.: 94107RB

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Lot No. 15 of Walter's Cove, Third Sector, as recorded in Map Book 5, page 71, in the Office of the Judge of Probate of Shelby County, Alabama; said point lying on the South right of way of Walter's Drive (County 416); thence proceed South 73 deg. 10 mi. West (MB) along the said South right of way line of Walter's Drive for a distance of 300.0 feet to the point of beginning of the parcel herein conveyed; thence continue South 73 deg. 10 min. West (MB) along the said South right of way for a distance of 150.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 250.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 150.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 250.0 feet to the point of beginning. Said parcel of land lying in the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1994-15563

05/13/1994-15563
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 21.50