

This instrument was prepared by

Send Tax Notice To: Alexander E. Baker

(Name) Lamar Ham

name

109 Meadow View Circle

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Pelham, AL 35124

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED EIGHTY AND NO/100-----
-----DOLLARS (\$113,980.00) Inst # 1994-22306

to the undersigned grantor, Regency Development, Inc.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Alexander E. Baker

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL to-wit:

Lot 27, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 91,150.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1994-22306

07/15/1994-22306
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
32.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Closing Agent who is authorized to execute this conveyance, hereto set its signature and seal,

this the 13th day of July, 1994.

ATTEST:

Regency Development, Inc.

By

Amelia E. Armbruster

Amelia E. Armbruster, Closing Agent

STATE OF Alabama)

COUNTY OF Jefferson)

I, Lamar Ham

a Notary Public in and for said County, in said State,

hereby certify that Amelia E. Armbruster

whose name as Closing Agent of Regency Development, 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 13th day of July, 1994

MY COMMISSION EXPIRES NOVEMBER 9, 1997

Notary Public