

R94-1529

09/07/1994-27482
09:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 24.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL J. BAKER
128 CHESHIRE LANE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTEEN THOUSAND DOLLARS and 00/100 (\$215,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, SCOTT W. WEATHERLY, JR. and DEBORAH L. WEATHERLY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL J. BAKER and JOY M. BAKER, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF CHESHIRE SUBDIVISION, AS RECORDED IN MAP BOOK 16 PAGE 93 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable October 1, 1994.
2. Building setback line of 40 feet reserved from Cheshire Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 16 page 93 and as Instrument #1992-27996 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunitatis relating thereto, including rights set out as Instrument #1993-25105 in Probate Office.

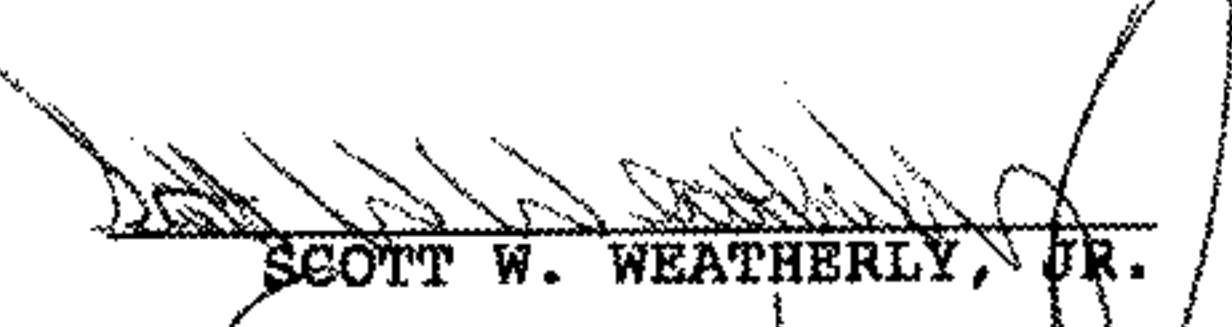
\$203,150.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

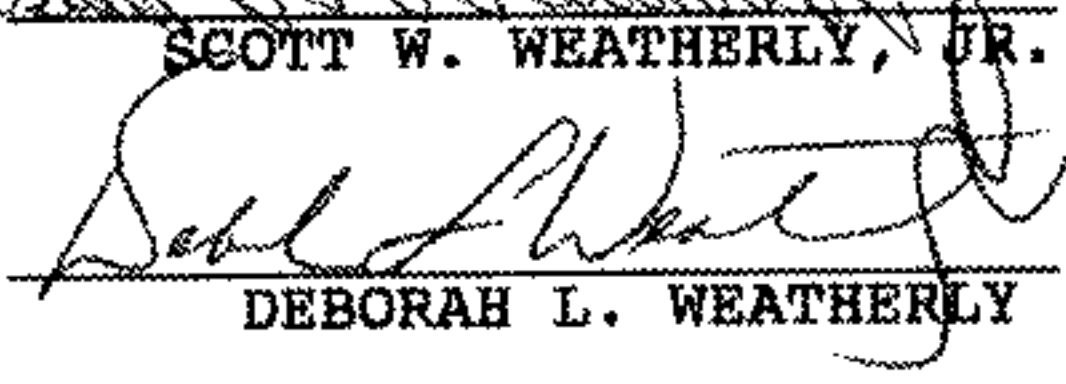
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SCOTT W. WEATHERLY, JR. and DEBORAH L. WEATHERLY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of August, 1994.


SCOTT W. WEATHERLY, JR.

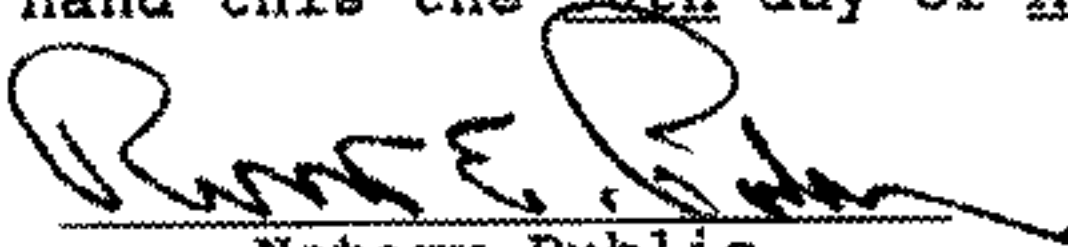

DEBORAH L. WEATHERLY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTT W. WEATHERLY, JR. and DEBORAH L. WEATHERLY, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of August, 1994.


Notary Public

My commission expires: 2/17/96

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