



JEFFERSON TITLE CORPORATION

This instrument was prepared by

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(Name) Holliman, Shockley & Kelly, Attorneys
3821 Lorna Road, Suite 110
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Twenty seven thousand five hundred and no/100 (\$27,500.00) DOLLARS

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

Stephen Scott Pope and wife, Rhonda Pope

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

Benjamin V. Baker and Elaine L. Baker

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

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years;
2. Easements restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27th

day of September, 19 94

WITNESS:

(Seal) Stephen Scott Pope (Seal)

(Seal) _____ (Seal)

(Seal) Rhonda Pope (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen Scott Pope and wife, Rhonda Pope 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 27th day of September, A.D., 19 94

824-98 JOHN R. HOLLIMAN

[Signature]

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EXHIBIT "A"

Part of Lot 8-B, according to the Re-survey of Whispering Pines Farms as recorded in Map Book 13, Page 131, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama and run thence South 87 degrees 01 minutes 41 seconds West along the South line of said Quarter-Quarter a distance of 931.75 feet to a point; thence run North 12 degrees 08 minutes 00 seconds West a distance of 1,474.39 feet to a point on the South right of way line of Shelby County Highway No. 13; thence run North 85 degrees 39 minutes 46 seconds West a distance of 50.0 feet to the point of beginning of the property being described; thence continue along last described course 360.21 feet to a point; thence turn 101 degrees 11 minutes 14 seconds left and run southerly 429.48 feet to a point; thence turn 89 degrees 48 minutes 49 seconds right and run westerly 70.48 feet to a point; thence turn 89 degrees 48 minutes 01 second left and run southerly 100.0 feet to a point; thence turn 85 degrees 09 minutes 55 seconds left and run easterly 458.41 feet to a point; thence turn 98 degrees 37 minutes 26 seconds left and run northerly 499.65 feet to the point of beginning.

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