

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Charles E. Baxley

(Address)

1934 10th Ave
Calera, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

1500⁰⁰

That in consideration of the division of property and final settlement of the Estate of Jewell Dobbs Baxley, Probate Case No. 28-91, in the Probate Office of Shelby County, Alabama.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James W. Baxley and Charles E. Baxley, Co-Executors of the Estate of Jewell Dobbs Baxley, deceased, Probate Case No. 28-91, in the Probate Office of Shelby County, Alabama

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles E. Baxley

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

Begin 505 feet North of SE corner of NE 1/4; continue North 210; West 370 feet; North 600 feet; West 125 feet; South 1020 feet; East 225 feet; North 180 feet; East 285 feet to point of beginning. Being a part of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

Lots 5 thru 22, Block I, Hetz Survey of Calera, Shelby County, Alabama.

Lots 3 thru 7, Block O, Hetz Survey of Calera, Shelby County, Alabama.
Except sold to City.

North 35 feet of Lot 2, Block 6, Dunstan's Map of Calera, Shelby County, Alabama.

Lots 8 Block O, Hetz Survey of Calera, Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1995-04842

02/24/1995-04842
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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

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 hands(s) and seal(s), this day of February, 1995.

James W. Baxley (Seal)
James W. Baxley, as Co-Executor of the
Estate of Jewell Dobbs Baxley, deceased (Seal)
Probate Case No. 28-91, in the Probate
Office of Shelby County, Alabama (Seal)

Charles E. Baxley (Seal)
Charles E. Baxley, as Co-Executor of the
Estate of Jewell Dobbs Baxley, deceased (Seal)
Probate Case No. 28-91, in the Probate
Office of Shelby County, Alabama. (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Baxley and Charles E. Baxley, dec., Probate Case No. 28-91, are whose names as Co-Executors 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, in their capacity as such Co-Executors.

Given under my hand and official seal this 20th day of February, A. D., 1995.

Mike A.

Notary Public.

1995-04842

Inst # 1995-04842