

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:  
(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:  
(Name) SUSAN KENDALL  
(Address) 3266 North Broken Bow  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Nineteen Thousand Nine Hundred and no/100----- DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or ~~we~~,  
LARRY C. BAGGETT and wife, LISA KNIGHTON BAGGETT  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
SUSAN KENDALL  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

1995-06045  
1995  
# 1995-06045

Lot 23, according to the survey of Broken Bow, 5th Addition, as recorded in  
Map Book 9 page 13, in the Office of the Judge of Probate of Shelby County,  
Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.

\$ 109,900.00 of the purchase price is being paid by the  
proceeds of a first mortgage loan executed and recorded  
simultaneously herewith.

# 1995-06045  
03/09/1995-06045  
09:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 18.50

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their  
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all  
encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors  
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd  
day of March, 19 95.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Larry C. Baggett (Seal)  
LARRY C. BAGGETT  
\_\_\_\_\_  
(Seal)  
Lisa Knighton Baggett (Seal)  
LISA KNIGHTON BAGGETT

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 LARRY C. BAGGETT and wife, LISA KNIGHTON BAGGETT, whose name(s) 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 2nd day of March, 19 95.

8/29/98  
My Commission Expires:

[Signature]  
Notary Public